

CHAPTER FOUR: DEVELOPMENT AND DESIGN

4.1	INTRODUCTION	4.1
4.2	DEVELOPMENT STANDARDS	4.1
4.2.1	Grading Standards	4.1
4.2.2	Building Requirements	4.4
4.2.3	Signage	4.5
4.2.4	Lighting	4.6
4.2.5	Walls and Fences	4.6
4.2.6	Site Furnishings	4.8
4.2.7	Public Art and Monuments	4.9
4.2.8	Siting Criteria for Community Facilities	4.10
4.3	OVERALL DEVELOPMENT AND DESIGN	4.11
4.3.1	Community Edges	4.11
4.3.2	Entries and Intersections	4.12
4.3.3	Neighborhood Design	4.15
4.3.4	Landscape Design	4.26
4.4	TOWN CENTER	4.27
4.5	COMMUNITY COMMERCIAL FOCUS AREAS	4.27
4.6	NEIGHBORHOOD CENTER FOCUS AREAS	4.49
4.7	NEIGHBORHOODS I AND J GOLF/RECREATION CENTER - DELETED	

LIST OF FIGURES

FIGURE 4.1:	Neighborhood 'C' Grading Section	4.3
FIGURE 4.2:	SPII Entries and Intersections	4.14
FIGURE 4.3:	SPII Illustrative Concept (Neigh. 'C' & 'D')	4.18
FIGURE 4.4:	SPII Illustrative Concept (Neigh. 'H' and Town Center)	4.19
FIGURE 4.5:	SPII Illustrative Concept (Neigh. 'I' & 'J')	4.20
FIGURE 4.6:	SPII Illustrative Concept (Neigh. 'K' & 'L')	4.21
FIGURE 4.7:	Railroad/Bryon Road Sections	4.22
FIGURE 4.8:	Lake Edge Sections	4.23
FIGURE 4.9:	Old River Homesites Plan	4.24
FIGURE 4.10:	Old River Homesites Sections	4.25
FIGURE 4.11:	Town Center Illustrative Concept	4.32
FIGURE 4.12:	Higher Density Mixed Use Concept	4.33
FIGURE 4.13:	Town Center (Shared Parking Alternative)	4.34
FIGURE 4.14:	Main Street Concept	4.35

FIGURE 4.15:	Town Center Community Commercial	4.36
FIGURE 4.16:	Neighborhood 'D' Village Center	4.44
FIGURE 4.17:	Neighborhood 'H' Community/General Commercial Area	4.45
FIGURE 4.18:	Neighborhood 'K' Village Center	4.46
FIGURE 4.19:	Neighborhood 'L' Center	4.47
FIGURE 4.20:	Old River Center	4.48
FIGURE 4.21:	Neighborhood 'C' Center	4.58
FIGURE 4.21(a):	Neighborhood Commercial - Childcare Center Alternative	4.59
FIGURE 4.22:	Neighborhood 'D' Center	4.60
FIGURE 4.23:	Neighborhood 'H' Center	4.61
FIGURE 4.24:	Neighborhood 'K' Center	4.62
FIGURE 4.25:	Neighborhood 'L' Center	4.63
FIGURE 4.27:	Neighborhood 'I' Clubhouse/Recreation Center	4.64

CHAPTER FOUR: DEVELOPMENT AND DESIGN

4.1 INTRODUCTION

This chapter presents development and design plans standards and guidelines, including design concepts for focus areas, and states implementation measures for SP11. The guidelines in this Specific Plan are intended to supplement the MHCSO Design Manual.

Land use is addressed in Chapter Three: Land Use. Schools are addressed in Chapter Five and parks and open space issues are addressed in Chapter Seven.

4.2 DEVELOPMENT STANDARDS

The overall objective for development standards is to provide a guide for all development within SP11 and to assure a high level of quality in the construction and operation of public and private buildings, open spaces and facilities. Unless addressed specifically, development standards shall be in accordance with the County Development Title and the MHCSO Development Standards.

Standards for street rights-of-way are found in the MHCSO Development Standards.

All implementing projects on land controlled by the Master Developer, shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, as evidenced by written approval from the Master Developer, or its Design Review Committee, in its sole discretion. Non-Trimark properties shall also comply with these documents, which compliance shall be determined by San Joaquin County.

4.2.1 Grading Standards

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.

Grading will ensure positive drainage and create areas that appear an integral part of the graded or paved surface with smooth slope transitions. Storm water runoff will be directed towards public streets, public facilities or easements and not across adjacent private property. Grading operations will be planned and implemented to efficiently control erosion and sedimentation.

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

Plan Description

The purpose of grading is to facilitate the ability to implement Master Plan density targets, including a variety of lot and home sizes, and to ensure public safety through the enforcement of standard engineering design principles such as maximum grades of streets and alleys, positive drainage, water quality management, and minimization of abrupt slope transitions.

SP11 areas with unique grading and drainage conditions consist of Neighborhood C and the lands north of Byron Road. In Neighborhood C, the average existing grade across the site is approximately 1.5%, with the landform sloping from an elevation of 165 feet in the southwest to elevation 85 feet in the northeast across a distance of approximately 4,800 feet (slightly under one mile). Existing features include a knoll on the west side of the

neighborhood and a man-made irrigation canal. Site grading (see Figure 4.1: Neighborhood C Grading Section) will accommodate the development pattern shown on Figure 3.5: Neighborhoods C and D Land Use, while ensuring proper engineering standards.

See Chapter 15, Section 15.7: Flood Protection for discussion of grading and storm drainage north of Byron Road.

SPII Implementation Measures

1. **Grading Standards – Design.** All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards, as follows:
 - a) **Volume I: Design - Section 1: General Design Requirements; Section 2: Street Design Standards; and Section 3: Storm Drainage Design Standards.**
 - b) **Volume II: Construction - Section 19: Earthwork and Section 72: Slope Protection.**
2. **Grading Standards – Erosion Control.** All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Pollution Prevention Plan, and the State of California General NPDES Permit for Construction Activities (NOI).

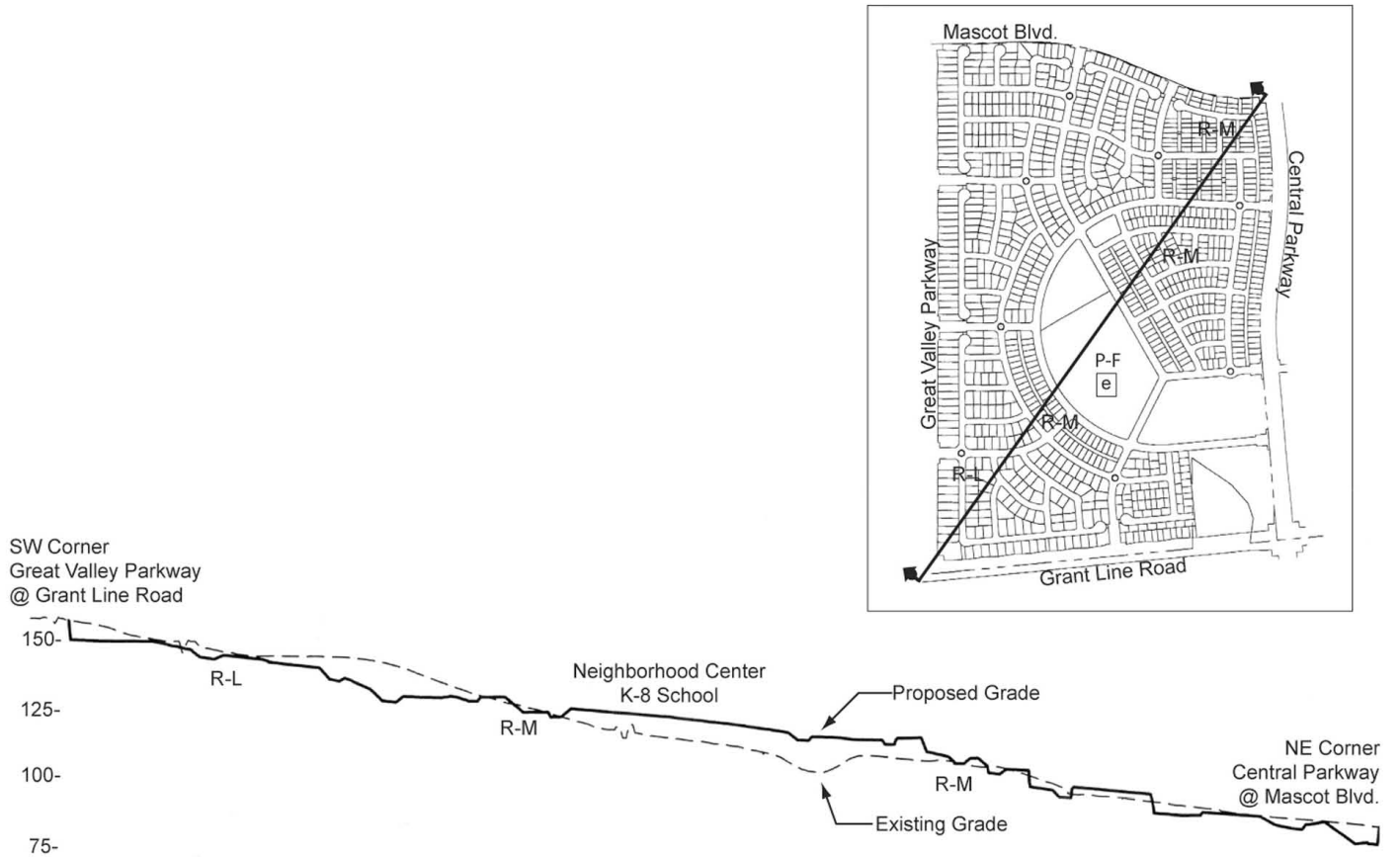


FIGURE 4.1 – NEIGHBORHOOD ‘C’ GRADING SECTION

4.2.2 Building Requirements

Master Plan Summary

The architectural character of Mountain House will 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 Neighborhood Centers, Village Centers, and the Central Commercial area. The intent is to encourage these areas of the community to establish a unique architectural character. To accomplish this, Specific Plans or Special Purpose Plans are to 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.

As required by the Master Plan, development standards and guidelines have been developed for the business park and other industrial or commercial uses. The Mountain House Office, Commercial, and Industrial Design Manual is consistent with the Master and Specific Plans and other County adopted plans for Mountain House, and has been submitted to the County to apply to all Trimark properties within Specific Plan I and Specific Plan II.

Plan Description

Building requirements are addressed in the County Development Title and the Trimark Design Manuals.

This chapter provides plans for focus areas, consistent with the Master Plan requirement for Special Purpose Plans. Focus areas include (see Sections 4.5 to 4.7 and Figures 4.11 to 4.27):

- Town Center
- Neighborhoods D, K, and L Village Centers
- Old River Center
- Neighborhood H Community/General Commercial Center
- Neighborhood Centers for Neighborhoods C, D, H, K and L
- Neighborhood I/J

SP II Implementation Measures

1. **Building Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development and Building Titles.
2. **Focus Area Requirements.** Implementing projects located within a Focus Area, as defined in Sections 4.4 to 4.7 of this chapter, shall comply with all applicable requirements contained in the respective Focus Area.
3. **MHCSD Design Manual Requirements.** All public facilities shall comply with the applicable provisions of the MHCSD Design Manual (all chapters).
4. **Private Design Guidelines.** All implementing projects on land controlled by the Master Developer, shall comply with the applicable provisions of

the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. Non-Trimark properties shall also comply with these documents, which compliance shall be determined by San Joaquin County. The Design Manuals are as follows:

- a. Single Family Residential Design Manual
- b. Multi-Family Development Design Manual
- c. Commercial, Office & Industrial Design Manual

4.2.3 Signage

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, and providing a sense of community character, neighborhood and special area identity, and continuity. All signs shall conform to the County Development Title.

Plan Description

Signs in the SPII Area will conform to the applicable requirements of the San Joaquin County Development Title, adopted Special Purpose Plans, the MHCSD Design Manual, and the Mountain House Design Manuals, as amended. All signs will reflect the architectural design theme of the neighborhood or district in which they are located.

SPII Implementation Measures

1. **Signage Regulations.** All signs erected in the Plan area shall comply with the provisions of the San Joaquin County Development Title, as amended, including:
 - a. Chapter 9-1700, Sign Regulations: Intent and Organization;
 - b. Chapter 9-1705, Sign Regulations: General Provisions; and
 - c. Chapter 9-1710, Sign Regulations: Standards.
2. **Community Signage.** All signs erected in public areas shall comply with the provisions of the MHCSD Design Manual (Chapter Eight: Signage).
3. **Private Area Signage.** All implementing projects on land controlled by Trimark Communities shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. Non-Trimark properties shall also comply with these documents, which compliance shall be determined by San Joaquin County. The Design Manuals are as follows:
 - a. Single Family Residential Design Manual (see Chapter Three, On-site Signage)
 - b. Multi-Family Development Design Manual (see Chapter Three, Signage)
 - c. Commercial, Office & Industrial Design Manual (see Chapter Three, Signage).

4.2.4 Lighting

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 will minimize impacts to adjacent land uses, especially residences. Lighting requirements will be addressed in the County Development Title and/or MHCSD Design Manual.

Plan Description

Lighting in the SPII Area will conform to the applicable requirements of the San Joaquin County Development Title, the MHCSD Design Manual, and the Mountain House Design Manuals, as amended. All lighting will reflect the architectural design theme of the neighborhood or district in which they are located.

SPII Implementation Measures

1. **County Lighting Requirements.** All implementing projects shall comply with the applicable lighting provisions of the San Joaquin County Development and Building Titles.
2. **MHCSD Lighting Requirements.** All public improvement projects shall comply with the applicable provisions of the MHCSD Development Standards (Volume I: Section 2.4.12 and Volume II, Section 86) and MHCSD Design Manual (Chapter Seven: Lighting).
3. **Private Lighting Requirements.** All implementing projects shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. The Design Manuals are attached as follows:
 - a. Single Family Residential Design Manual (see Chapter Three, Lighting)
 - b. Multi-Family Development Design Manual (see Chapter Three, Lighting)
 - c. Commercial, Office & Industrial Design Manual (see Chapter Three, Lighting).
4. **Focus Area Lighting Requirements.** Please refer to see Sections 4.5 to 4.7 of this chapter for applicable Lighting Standards for Focus Areas.

4.2.5 Walls and Fences

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 will address the design of community and neighborhood walls, privacy fences, and open fences.

Community walls that are located along all R/L, R/VL, and R/M uses abutting Arterial streets, except for Arterial streets where homes are served by rear alleys, should blend into the overall landscape and not become dominant visual elements. Long continuous lengths of community wall/sound wall are to be avoided.

View (open) fences are generally required for land uses abutting the Mountain House Creek Community Park corridor, Old River Regional Park, and the nature preserves in

Neighborhoods I and J. View fencing should utilize a common design for each corridor or open space area. Fencing around neighborhood parks is to be compatible with that of the neighborhood school site.

Plan Description

Walls and fences in the SPII Area will conform to the applicable requirements of the Master Plan, the MHCSD Design Manual, and the Mountain House Design Manuals, as amended.

Community walls will occur along all arterial streets adjacent to single family uses except for Central Parkway. Increased wall heights will be required to mitigate the noise conditions along Byron Road and Grant Line Road.

For special conditions within SPII, see Figure 4.7: Railroad/Byron Road Sections and Figure 4.8: Lake Edge Sections.

SPII Implementation Measures

1. **County Wall and Fence Requirements.** All implementing projects shall comply with the applicable wall and fencing provisions of the San Joaquin County Development and Building Titles (Chapter 9-1022: Fencing and Screening).
2. **MHCSD Wall and Fence Requirements.** All implementing public facility projects shall comply with the applicable provisions of the MHCSD Development Standards (Volume II, Section 80) and Design Manual (Chapter Four: Walls and Fences).
3. **Private Wall and Fence Requirements.** All implementing projects shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. The Design Manuals are as follows:
 - a. Single Family Residential Design Manual (see Chapter Three, Fences and Walls).
 - b. Multi-Family Development Design Manual (see Chapter Three, Fences and Walls)
 - c. Commercial, Office & Industrial Design Manual (see Chapter Three, Fences and Walls).
4. **Wall Heights on Grant Line Road and Byron Road.** Community wall heights along Grant Line Road and Byron Road may vary from the typical condition as follows:
 - a. Along Byron Road, wall heights shall not exceed 9 feet tall, as measured from the adjacent pad grade.
 - b. Along Grant Line Road, wall heights shall not exceed 8 feet tall as measured from the adjacent pad grade.
 - c. Based on Tentative Map grading plans, wall heights may be reduced subject to maintaining a minimum noise level of 65 Ldn at buildout for outdoor living areas.

- d. **Where applicable, low berms shall be used to reduce the visual height of walls.**

4.2.6 Site Furnishings

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. These site furnishings shall conform with the Development Title and CSD Design Manual.

Plan Description

Site furnishings for SPII have been specified by the MHCSO Design Manual (for public areas) and the Mountain House Design Manuals (for private areas). The precise location of site furnishings will be shown with final improvement plans.

SPII Implementation Measures

1. **MHCSO Site Furnishing Requirements.** All implementing public facility projects shall comply with the applicable provisions of the MHCSO Development Standards and Design Manual (Chapter Six: Street Furniture; Chapter Eleven: Parks; Chapter Twelve: Schools; and Chapter Thirteen: Civic Facilities).
2. **Private Site Furnishing Requirements.** All implementing projects shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. The Design Manuals are as follows:
 - a. **Single Family Residential Design Manual** (see Chapter Three, Site Furnishings).
 - b. **Multi-Family Development Design Manual** (see Chapter Three, Site Furnishings).
 - c. **Commercial, Office & Industrial Design Manual** (see Chapter Three, Site Furnishings).

4.2.7 Public Art and Monuments

Master Plan Summary

Public art is intended to enhance the visual appearance and cultural interest of public and private properties open to the general public. Public art is to be incorporated into the development of public and private areas that are open to the general public.

Specific Plans or Special Purpose Plans for focus areas including the Neighborhood Centers, Village Centers, Freeway Commercial area, Central Commercial and Town Center area will include provisions for public art applicable to that focus area.

Plan Description

Public art at Mountain House will seek to incorporate contemporary art practices into the development of private and public spaces within the community. Criteria for public art are:

Public art is intended to enhance the visual appearance and cultural interest of public and private properties open to the general public. Public art projects should express the spirit, values, visions, and poetry of place that collectively define the Mountain House community.

Public art may be placed in parks, lobbies, plazas, entrances to communities, civic buildings, or other locations that are visible to the public.

In general, public art means any durable work of visual art such as sculpture, fountains, entry monuments, mosaics, mixed media, and landscape expressions (including some natural and manufactured materials such as rock, reflecting pools, screens, benches, and other types of street furniture). Public art is not intended to include ephemeral arts such as dance, voice, music or poetry.

Art-making of many kinds may be considered, from single-artist commissions to artist collaborations with engineers, designers, and neighborhood groups. However, a work of art should be selected to work in harmony with its surroundings and also support the interest and activities of the community.

Within SPII, some form of public art should be placed in every prominent gathering area, as follows:

In neighborhood centers, public art will primarily be located within the neighborhood parks (for proposed locations, see Section 4.6: Neighborhood Center Focus Areas). Preferred sites include landforms within open play areas, pedestrian junctions, and adjacent to seating and picnic areas in the passive-use portion of parks. Public art may also be integrated into the design of neighborhood commercial uses.

In community centers, public art will be located in pedestrian plazas, entries, edges, intersections, and transit facilities (for proposed locations, see Section 4.5: Community Commercial Focus Areas and Section 4.7: Neighborhoods I and J Golf/Recreation Center). Public art may be located within a park or open space element, such as the River Community Park at Old River Center.

In the Town Center, public art will be an important civic expression in such areas as the library, MHCSO offices, the Main Street corridor and roundabouts, building plazas, and Central Community Park entries, edges, and gathering areas (for proposed locations, see Section 4.4: Town Center). Public art should be carefully integrated with the more formal landscape and urban design treatments envisioned for the Town Center, and may be conceived as part of site furnishings such as tree grates, benches, fountains, and other urban street elements.

SPII Implementation Measures

1. **Public Art Requirements.** Improvement plans for private and public projects shall indicate specific proposals and locations for public art, which may include sculpture, fountains, entry monuments, landscape expressions, and other visual art forms.
2. **Design Review.** Proposals for public art on land controlled by the Master Developer, shall be reviewed by the Design Review Committee.
3. **Privately-Enforced Public Art Requirements.** All implementing projects the Master Developer shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be

evidenced by written approval by the Master Developer, or its Design Review Committee, in its sole discretion.

4. **Public Art Funding.** Public art within parks and other public areas shall be funded as part of the project's construction cost. Public art within private development shall be funded by the project builder.
5. **Focus Area Requirements.** Please refer to Sections 4.4 to 4.7 of this chapter, for specific requirements within Focus Areas.

4.2.8 Siting Criteria for Community Facilities

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 will be sited and mitigated 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 will be sited 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 will 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 will be designed and sited to minimize such impacts.

Those public facilities that are intended to be accessed by the public will 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.

Plan Description

Public facilities with potentially negative visual and/or odor impacts, such as the wastewater and water treatment plants, have been designed and permitted, and the initial phases constructed, as part of Specific Plan I. These facilities will be expanded as part of SPII implementation (see Section 12.6: Water Treatment Plant and Section 13.4: Wastewater Treatment Plant). Expansion will take place in compliance with the respective approved Use Permits.

In addition to the treatment plants, SPII locates new public facilities as indicated by Figure 3.1: SPII Land Use and Figure 3.2: SPII Zoning. Such facilities are zoned P-F and include:

Five acres of transit facilities, including three acres in the Town Center and two acres in Neighborhood L adjacent to the railway,

Two sites of approximately five acres each, located in the Town Center and Neighborhood K and intended for private uses such as churches,

Additional acreage available for a fire station in Neighborhood K, if this site is considered optimal by the MHCSD and the Fire Service Provider, consistent with the Fire Protection Plan (see Chapter Six, Section 6.3: Fire Protection), and

Five and one-half acres in the Town Center to be used for civic facilities such as library, administrative offices, and public assembly space.

Public facilities in the Town Center are sited on or near Main Street and the Central Community Park. Other public facilities are located on major roadways to facilitate access and visibility.

SP11 Implementation Measures

1. **MHCSD Community Facility Design Requirements.** All implementing public facility projects shall comply with the applicable provisions of:
 - a. The MHCSD Design Manual, as amended (Chapter Thirteen: Civic Facilities and Chapter Fourteen: Public Works Facilities)
 - b. The MHCSD Development Standards, Volume 1: Design, Sections 4: Water System Design Standards and 5: Sanitary Sewer System Design Standards
2. **Public Facilities.** All implementing public facilities projects shall comply with the applicable provisions of the San Joaquin County Development and Building Titles:
 - a. Chapter 9-700M, Other Zones: Organization and Intent
 - b. Chapter 9-705M, Other Zones: Use Regulations
 - c. Chapter 9-710M, Other Zones: Lot and Structure Regulations

4.3 OVERALL DEVELOPMENT AND DESIGN

This section presents development and design provisions for SP11.

Section 4.4: Town Center, Section 4.5: Community Commercial Focus Areas, Section 4.6: Neighborhood Center Focus Areas, and Section 4.7: Neighborhoods I and J provide additional provisions.

4.3.1 Community Edges

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.

Buffer areas and setbacks will be no larger than necessary, and will consist of usable, easily maintainable areas and treatments. Edge treatments will be installed no later than at construction of adjacent roadways and no later than the development of adjacent land uses. Edge treatments will 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 applicable Specific Plans. Specific Plans 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.

Specific Plans contiguous with previously developed areas will utilize the same design treatment as the previous Specific Plan. Specific provisions for edge treatments will be included in applicable Specific Plans. Modifications will be limited to improved plant selection or other efforts to correct problems with existing edge treatments.

Plan Description

All Community Edges required by the Master Plan will be implemented by Specific Plan II and implementing Tentative Maps and development applications. These edge treatments are consistent with the MHCSD Design Manual (Chapter Ten: Community Edges and Windbreaks), as follows:

Western Community Edge along Alameda County line, including the Great Valley Parkway roadway and windrow tree planting (applicable to the southern portion of Neighborhood H), the 100-foot building setback and 20-foot landscape strip within commercial areas (applicable to the northern portion of Neighborhood H), and the 100-foot building setback and continue security fence or wall or roadway within residential areas (applicable to Neighborhood I).

Eastern Community Edges along Mountain House Parkway and the Wicklund Cut, including Mountain House Parkway, planting, and agricultural fence (applicable to SP II areas south of Byron Road). The portion of the Regional Park that abuts the Wicklund Cut at the northeast corner of the community will be subject to the same treatment as described below for the northern community park along Old River.

Northern Community Edge along Old River, including preservation of the existing levee and terraced fill to create a relatively flat, park open space and a river trail within the Regional Park. See Section 4.3.3: Neighborhood Design for a description of the Old River home sites interface. Section 7.2.5: Old River Regional Park for the Old River edge treatment, and Section 15.7: Flood Protection for a further description of grading in the north area.

Consistent with the requirements of the Master Plan, all permanent community edge treatments will be implemented as part of the construction of each phase of development within Specific Plan II that abuts such a Community Edge. During the incremental phasing of the various areas within Specific Plan II, a minimum of a 100-foot setback will be established between the ultimate build-out boundary of any phased subdivision and any interim on-going farm operations. In areas where farm operations are ceased and development is not anticipated to occur, these fallow areas will be planted with a low-maintenance ground cover (i.e. alfalfa) to minimize dust impacts to future residents and to create a natural barrier between farm operations and development. All areas outside of this buffer area may remain in active farm operation until future development phases dictate transition.

SP II Implementation Measures

1. **MHCSD Community Edge Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (Chapter Ten: Community Edges and Windbreaks).
2. **Amendments to MHCSD Design Manual.** The MHCSD Design Manual shall be revised to be consistent with all provisions of this Specific Plan including grading and flood control along Old River.

4.3.2 Entries and Intersections

Master Plan Summary

Entries form another primary component of the Mountain House landscape environment. Community entries and neighborhood entries reinforce the overall community character while distinguishing individual neighborhoods as unique places.

The Master Plan requires special treatment of community gateways, community entries, arterial intersections, and neighborhood entries. These treatments are described and implemented in Specific Plan II and through the MHCS Design Manual.

Plan Description

Figure 4.2 SPII Entries and Intersections indicates the location of community gateways, community entries, neighborhood entries, and arterial intersections within the SPII area. These include:

Community Gateway at Byron Road and the western community edge;

Community Entries at the intersections of Byron Road/Great Valley Parkway, Byron Road/Mountain House Parkway, Main Street/Mountain House Parkway, and Grant Line Road/Great Valley Parkway;

Neighborhood Entries at entry points to neighborhoods, generally at Collector intersections with Arterials;

Arterial Intersections at Grant Line Road/Central Parkway, Mustang Way/Central Parkway, Mustang Way/Great Valley Parkway, Central Parkway/De Anza Boulevard, Great Valley Parkway/Central Parkway, and Central Parkway/Mountain House Parkway; and

A Town Center "urban" arterial intersection at Main Street/De Anza Boulevard (see Figure 4.14: Main Street Concept).

SPII Implementation Measures

1. **MHCS Design Manual**. All implementing public improvement projects shall comply with the applicable provisions of the MHCS Design Manual, as amended (Chapter Nine: Entries).
2. **MHCS Design Manual**. The MHCS Design Manual, Chapter Nine: Entries, shall be amended to be consistent with the Master Plan.

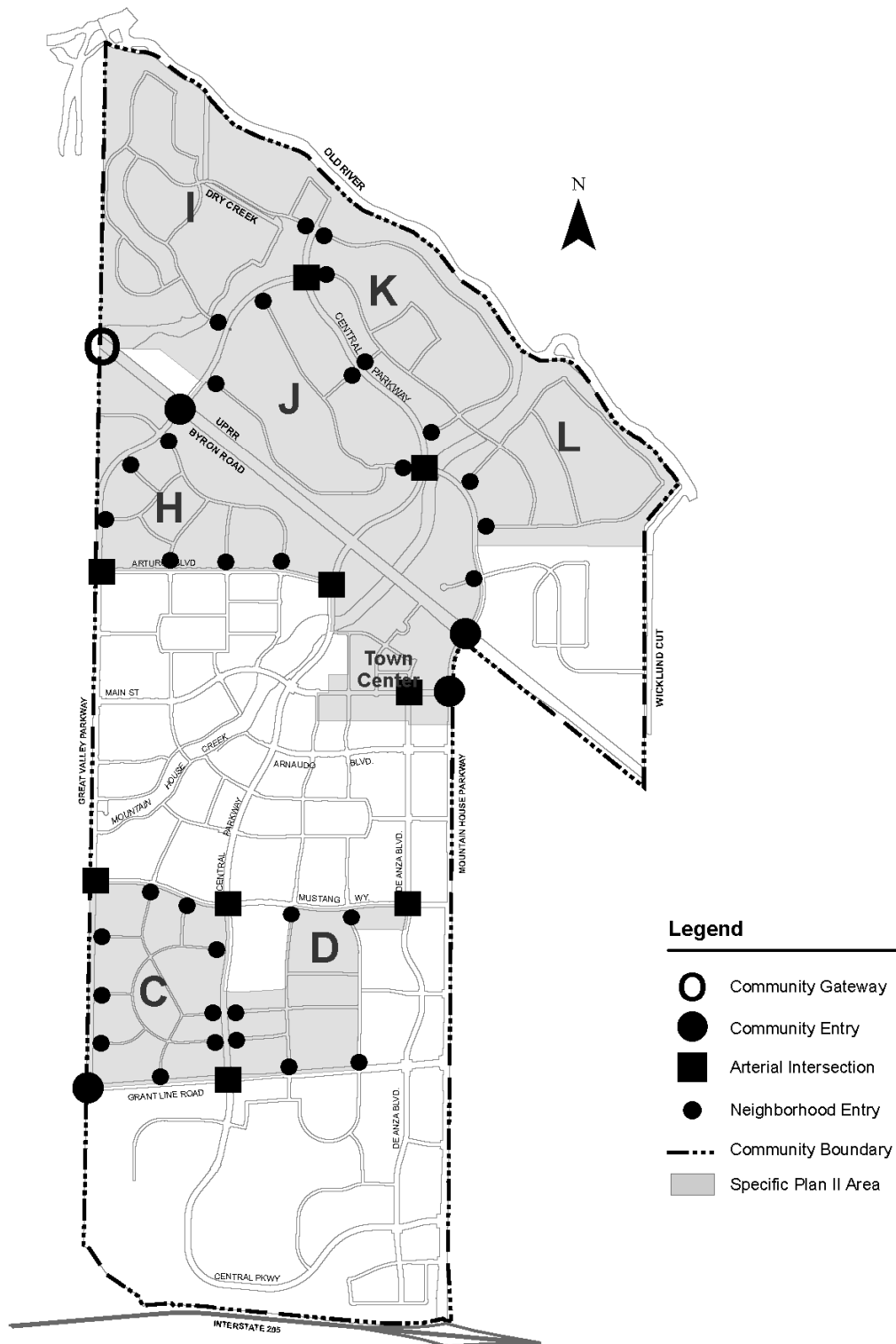


FIGURE 4.2 – SPII ENTRIES AND INTERSECTIONS

4.3.3 Neighborhood Design

Master Plan Summary

The Master Plan provides policies to create attractive, identifiable neighborhoods centered on K-8 schools and parks and to establish a local street network that facilitates easy access within neighborhoods and contributes to an attractive residential setting. These provisions are summarized in Chapter Two: Planning Concepts.

Specific Plans for residential areas are to include conceptual layouts for all roadways and for the school sites, parks, commercial areas and other uses within the neighborhoods. Additional design provisions are described and implemented through standards in Specific Plan II, the Mountain House Development Title, the Mountain House Single Family Design Manual, the Multi-Family Design Manual, and the MHCS Design Manual.

The Master Plan requires that Design Guidelines consistent with the Master Plan and other County 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.

Plan Description

Neighborhood Concepts

Figures 3.1 and 3.4 through 3.7 depict the land use configurations of SPII neighborhoods. Figures 4.3 to 4.6 show the layout of local streets, lots, and neighborhood focal points for the seven SPII neighborhoods and the Town Center. The neighborhoods may be generally described as follows:

Neighborhood C: This neighborhood is bounded by Great Valley Parkway, Mascot Boulevard, Central Parkway, and Grant Line Road. Consistent with the Master Plan, the intensity of land uses decreases from the higher density housing along Central Parkway to lower densities along the west. A semi-circular Collector street bounds the edges of the neighborhood center located in the middle of the site and orients circulation toward the high school and Neighborhood D Village Center located across Central Parkway.

Neighborhood D: In addition to a variety of residential uses, Neighborhood D includes the high school and the Village Center at Grant Line Road and Central Parkway (see Section 4.5: Community Commercial Focus Areas). In order to achieve adequate population for the K-8 school, this neighborhood contains a higher percentage of medium density housing than other SPII neighborhoods. Most of the eastern portion of this neighborhood, adjacent to De Anza Boulevard, will be developed as part of Specific Plan III.

Neighborhood H: This neighborhood is bounded by Great Valley Parkway/County line, Byron Road, Mountain House Creek, and De Anza Boulevard. The neighborhood center occupies the middle of the site, surrounded by residential uses that lessen in intensity from east to west. The easternmost portion, adjacent to Mountain House Creek, will be developed with medium high density housing. On the west edge are parcels designated for general and community commercial use. A curving Collector street runs east-west through the neighborhood and links these various areas.

Neighborhoods I: This neighborhood is bounded to the north by Old River and to the west by Alameda County. The neighborhood will be developed with single family and attached housing surrounding a nature preserve. In addition, this neighborhood includes a Neighborhood Park and elementary school as well as paseos or greenways connecting through the residential subdivision to the park and the Old River Regional Park. A trail

corridor within the nature preserve adjacent to the unloaded collector street (i.e., that street without driveway access) provides an extension of this linear pedestrian system.

Neighborhoods J and K: These neighborhoods are considered together because they share a common design and market intent. Each of these neighborhoods will be developed as a mixed active adult family neighborhood. Neighborhood J features a nature preserve with lakes. Residential development will consist of predominately single family housing, with some housing developed at an R-MH density. Neighborhood K is organized around a man-made lake system and includes a full range of residential densities (R-L to R-H) as well as a Village Center and the Mixed Use Old River Center. Old River Regional Park, Mountain House Creek Community Park, and the lake system and its associated trails provide extensive recreational opportunities and pedestrian/bicycle links.

Neighborhood L: This neighborhood includes diverse residential densities (R-L to R-H) and, like Neighborhood K, benefits from immediate access to Old River Regional Park, Mountain House Creek Community Park, and the lake/trail system. In addition, the North Community Park is located in the southwest corner. Neighborhood L also contains a small Community Commercial area, a small area for light industrial uses, and a future rail station.

Special Conditions

Special neighborhood design conditions within SPII include the Byron/Rail corridor, the lake/open space areas, and the integration of the existing Old River home sites into Neighborhood I.

Figure 4.7: Railroad/Bryon Road Sections illustrates the proposed setback condition for residential uses adjacent to the Bryon Road corridor. On the north side within Neighborhood J, the setback includes a fence or wall at the railroad property line, a 50-foot buffer with berm and planting, and a fence or hedge with residential units beyond. Because of the grade relationships in this area, the residential lots will be generally six feet below the elevation of Byron Road and the Union Pacific Railroad tracks. Therefore, the berm will be approximately eight feet high relative to the rear yard elevation, making the top of the berm approximately two feet higher than the train tracks and Byron Road. A pedestrian trail will run generally between the berm and the wall adjacent to the railroad property line.

On the south side, the lots will be located adjacent to the Bryon Road right-of-way line and will generally be three feet above the elevation of Byron Road and the Union Pacific Railroad tracks. The face of curb will be situated approximately 22 feet from the roadway right-of-way. A sound wall at the right-of-way line will separate the residential lots in Neighborhood H from the Bryon Road corridor.

Figure 4.8: Lake Edge Sections depicts alternative treatments for the lake/open space edges in Neighborhoods K and L, including two public and two private edge conditions. Where the lake edge is public, a path, maintenance area, and stone edge or filtration zone separates the lake/open space from private lots. Where the edge is privately owned, the edge may have a concrete wall or a sloping stone edge.

The existing Old River home sites are located in the northern portion of Neighborhood I, at elevations of approximately 10-13 feet. The existing 30-foot wide roadway (Kelso Road) and roadway easement that provides access to these home sites runs parallel to Old River at approximately elevation four feet. The north half of the roadway easement is located on

individual home sites, while the south half falls within Trimark property. A new, private rural roadway will be constructed with the centerline on the existing roadway.

Figures 4.9 and 4.10 describe the integration of the Old River home sites into the new pattern of roads and parcel elevations within Neighborhood I. These measures will provide for access, buffering, grading and drainage, and availability of urban utilities, as follows:

- The existing elevations of home sites and roadway will be maintained. A fill slope will start at the south edge of the roadway easement and shall generally rise at a maximum slope of 4:1, as practical, to meet the elevation of new residential lots (or the closest private property line) within Neighborhood I. The width of the fill slope area will vary depending on the amount of grade to be accommodated.
- The fill slope will be planted with native or naturalized palette of trees, shrubs, and groundcover to screen the Old River home sites from new development. This fill slope south of the new roadway will be maintained by a financing/maintenance entity acceptable to the MHCSO.
- A wall or decorative fence will be placed at the top of the fill slope. This may consist of a solid wall or view fence no more than seven feet in height. At the end of cul-de-sacs, this edge treatment will be a view fence (see Figure 4.9: Old River Homesites Plan).
- Access to the Old River home sites roadway will be provided via a local street connection through Neighborhood I. All urban utilities in Neighborhood I will be extended within Kelso Road in a manner capable of serving the Old River Homesites. Should the owners of those properties elect to receive public water and sewer from the MHCSO, they will need to annex into the Mountain House Community Services District.
- Urban runoff from Old River home sites will be directed to a drainage swale at the bottom of the fill slope, where it will flow west, parallel to the roadway easement, to a collection basin at the northwest corner of Neighborhood I. From there, runoff will either be pumped to Old River or the Mountain House storm water system, or conveyed by gravity flow.

SPII Implementation Measures

1. **Private Neighborhood Design Requirements.** All implementing projects shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. The Design Manuals are as follows:
 - a. Single Family Residential Design Manual (see Chapter Three: Site Planning and Landscape Design).
 - b. Multi-Family Development Design Manual (see Chapter Three: Site Planning and Landscape Design).
 - c. Commercial, Office & Industrial Design Manual (see Chapter Three: Site Planning and Landscape Design).
2. **Old River Home Sites.** Improvements to the Old River home sites area shall include access, grading and drainage, buffering, and extension of urban utilities, as described in this section and as indicated by Figure 4.9: Old River Homesites Plan and Figure 4.10: Old River Homesites Sections.

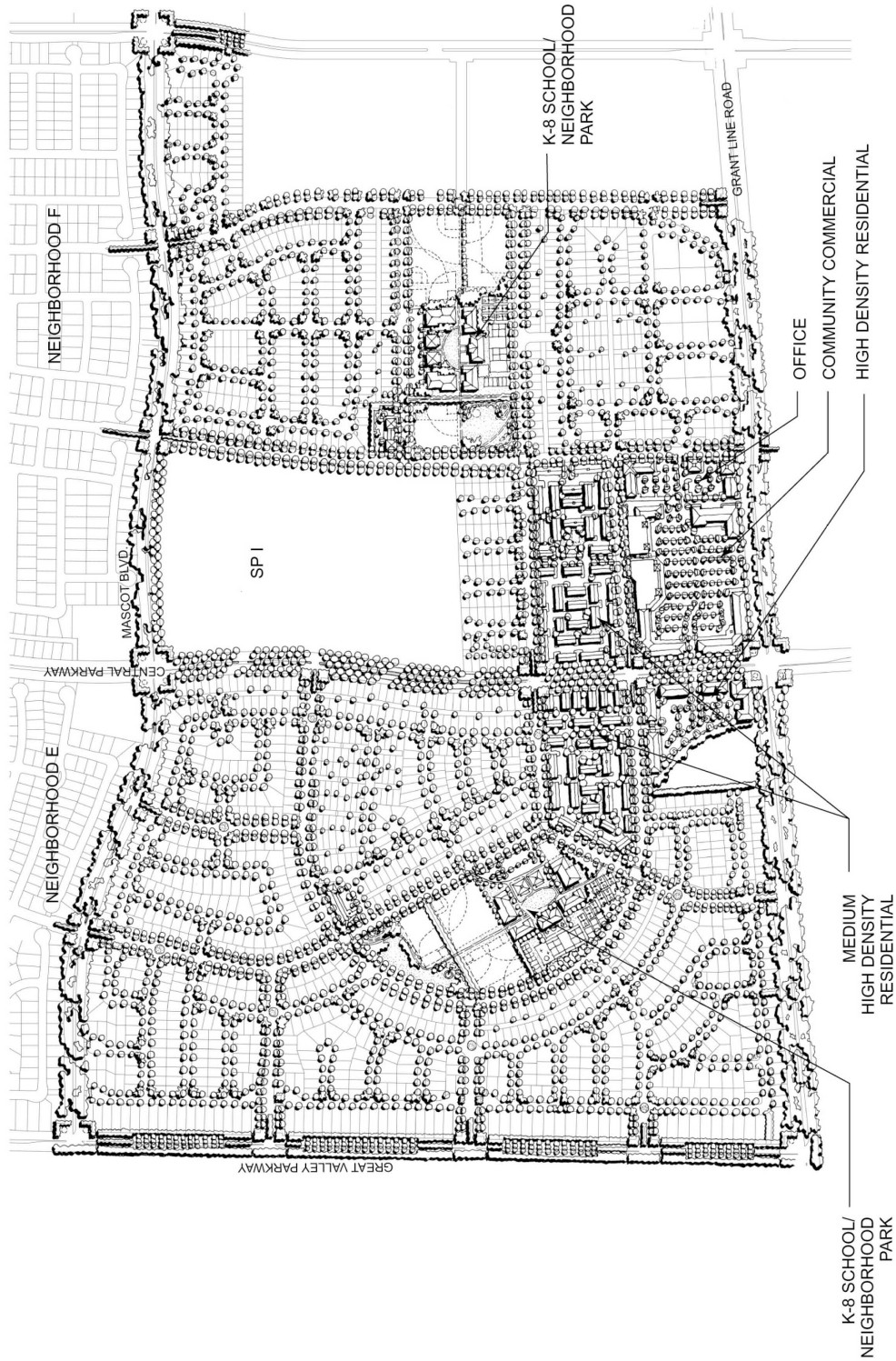


FIGURE 4.3 – SPII ILLUSTRATIVE CONCEPT (NEIGH. 'C' & 'D')

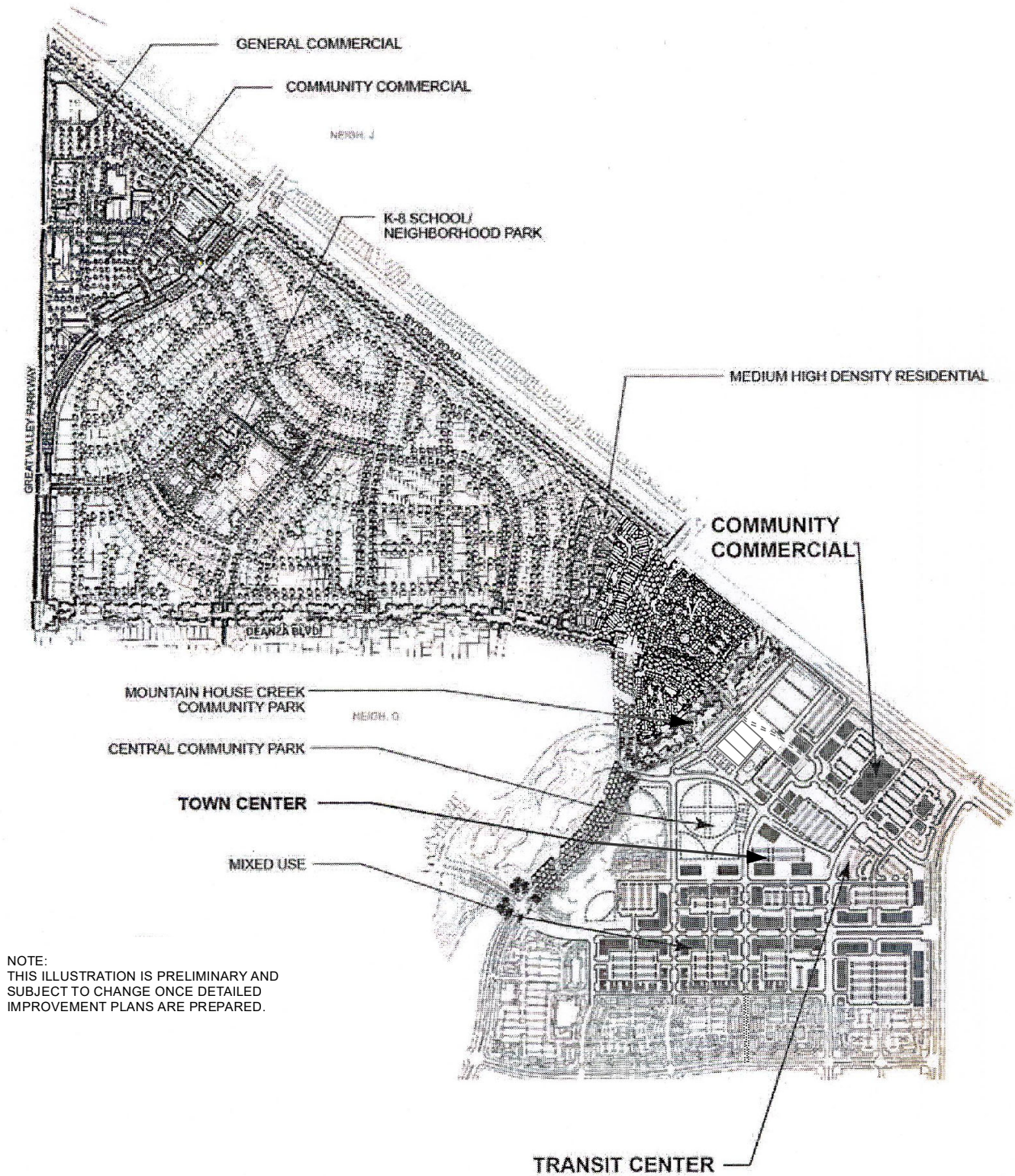


FIGURE 4.4 – SP II ILLUSTRATIVE CONCEPT (NEIGH. 'H' & TOWN CENTER)

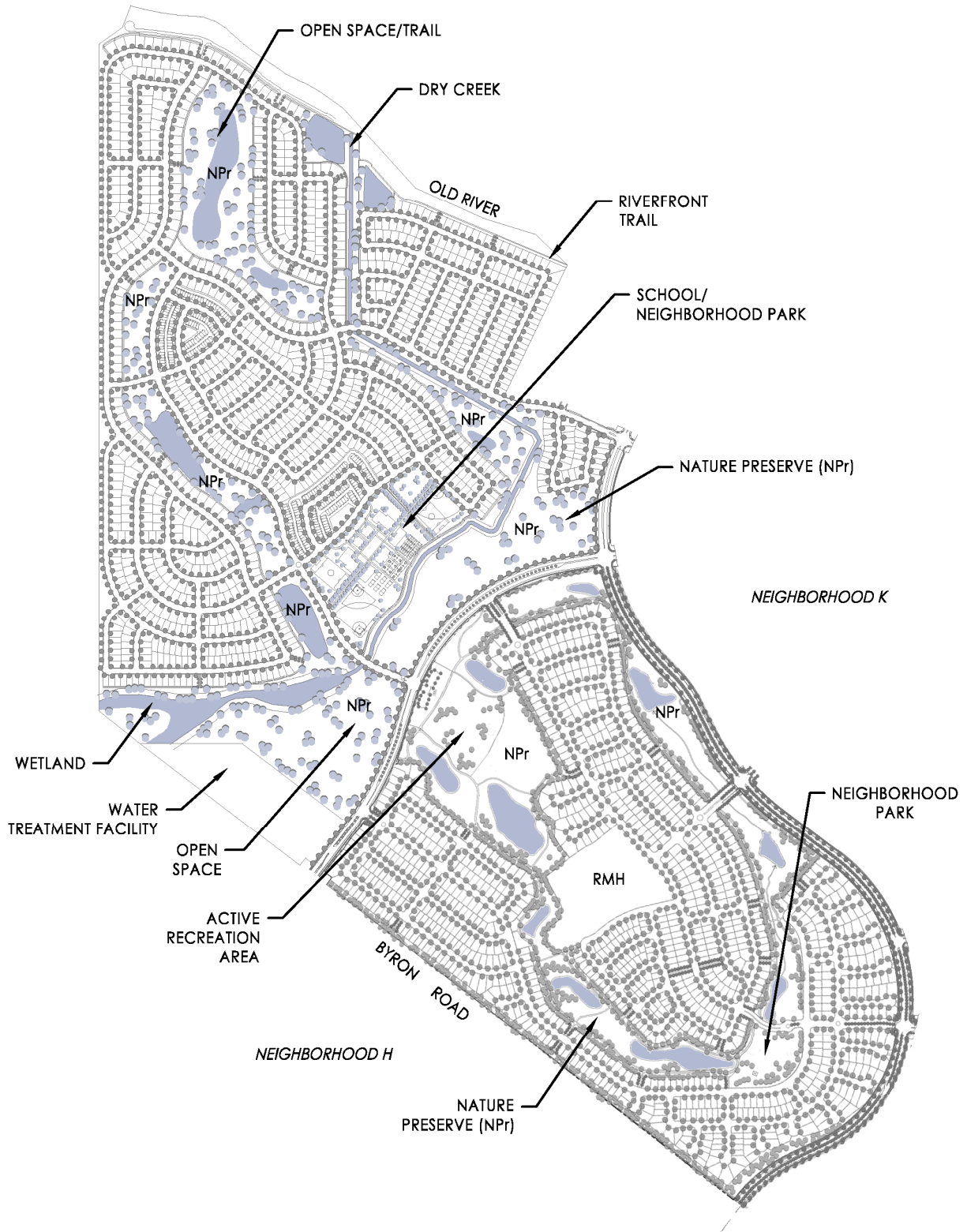


FIGURE 4.5 – SP II ILLUSTRATIVE CONCEPT (NEIGH. 'I' & 'J')

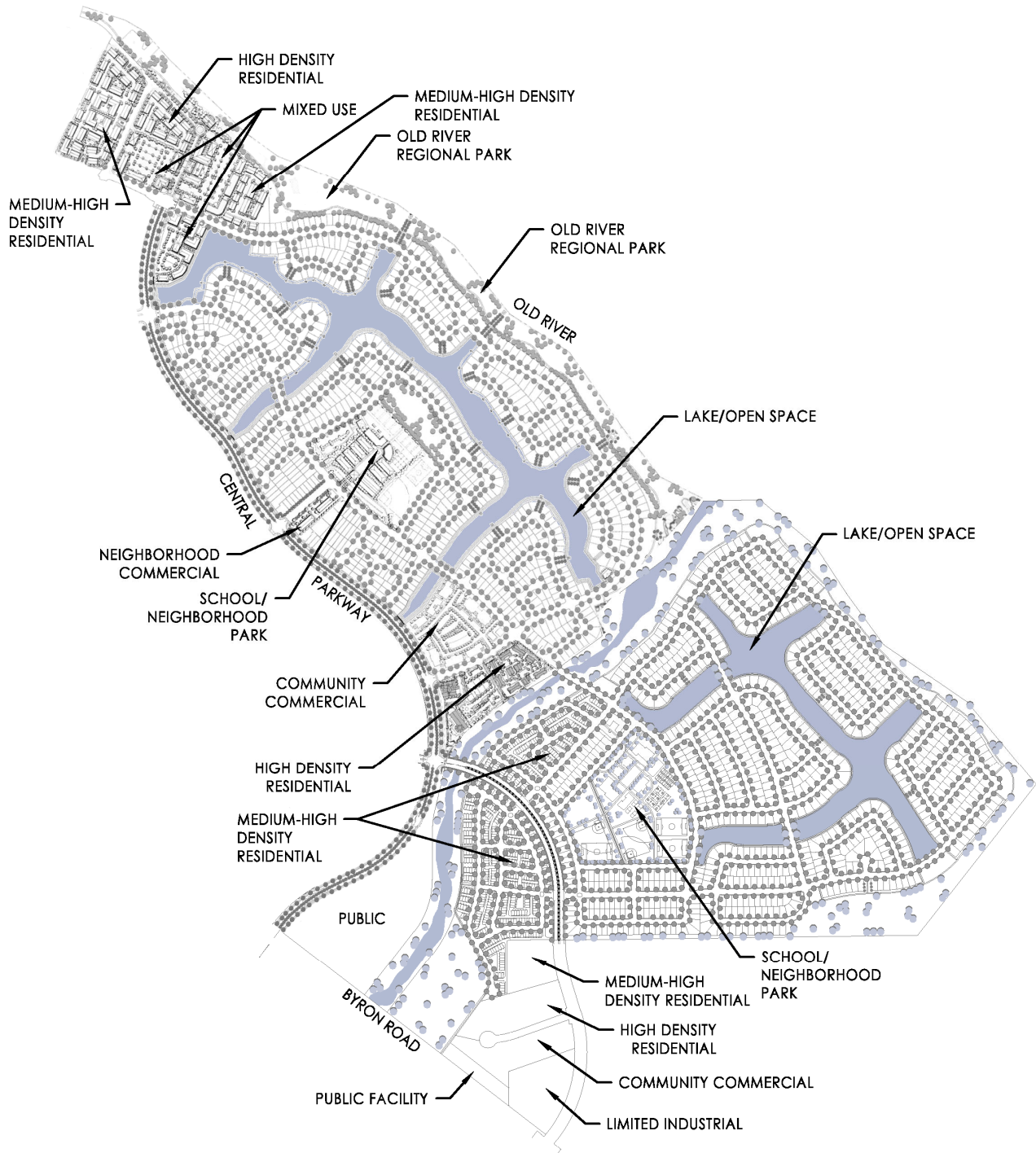
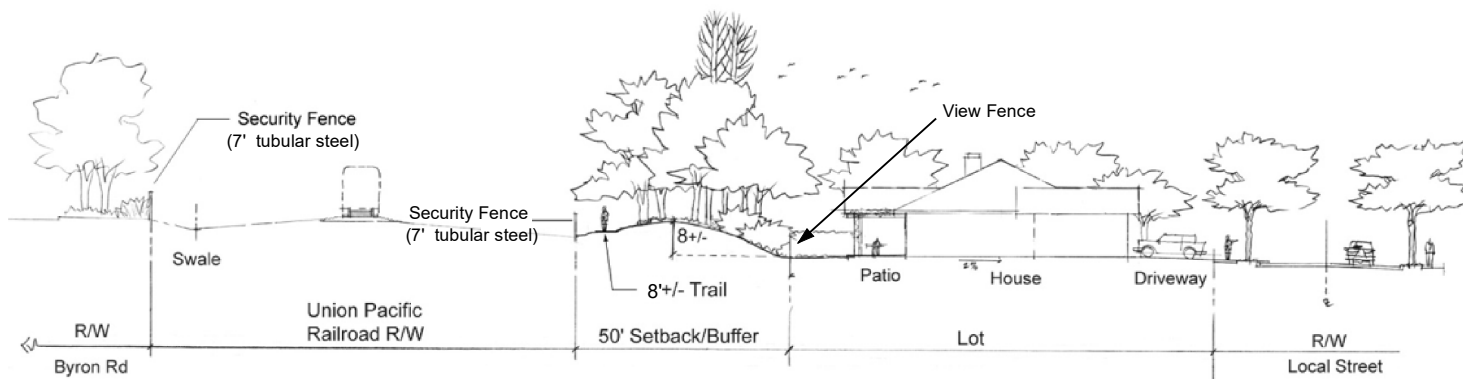
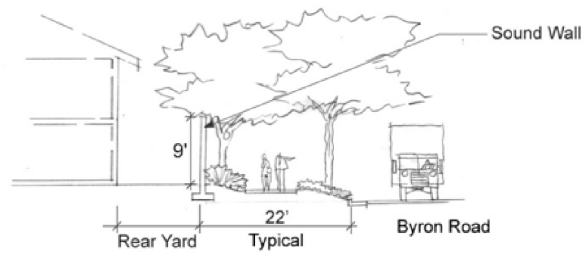


FIGURE 4.6 – SP II ILLUSTRATIVE CONCEPT (NEIGH. 'K' & 'L')



NORTH SIDE



SOUTH SIDE

FIGURE 4.7 – RAILROAD/BYRON ROAD SECTIONS

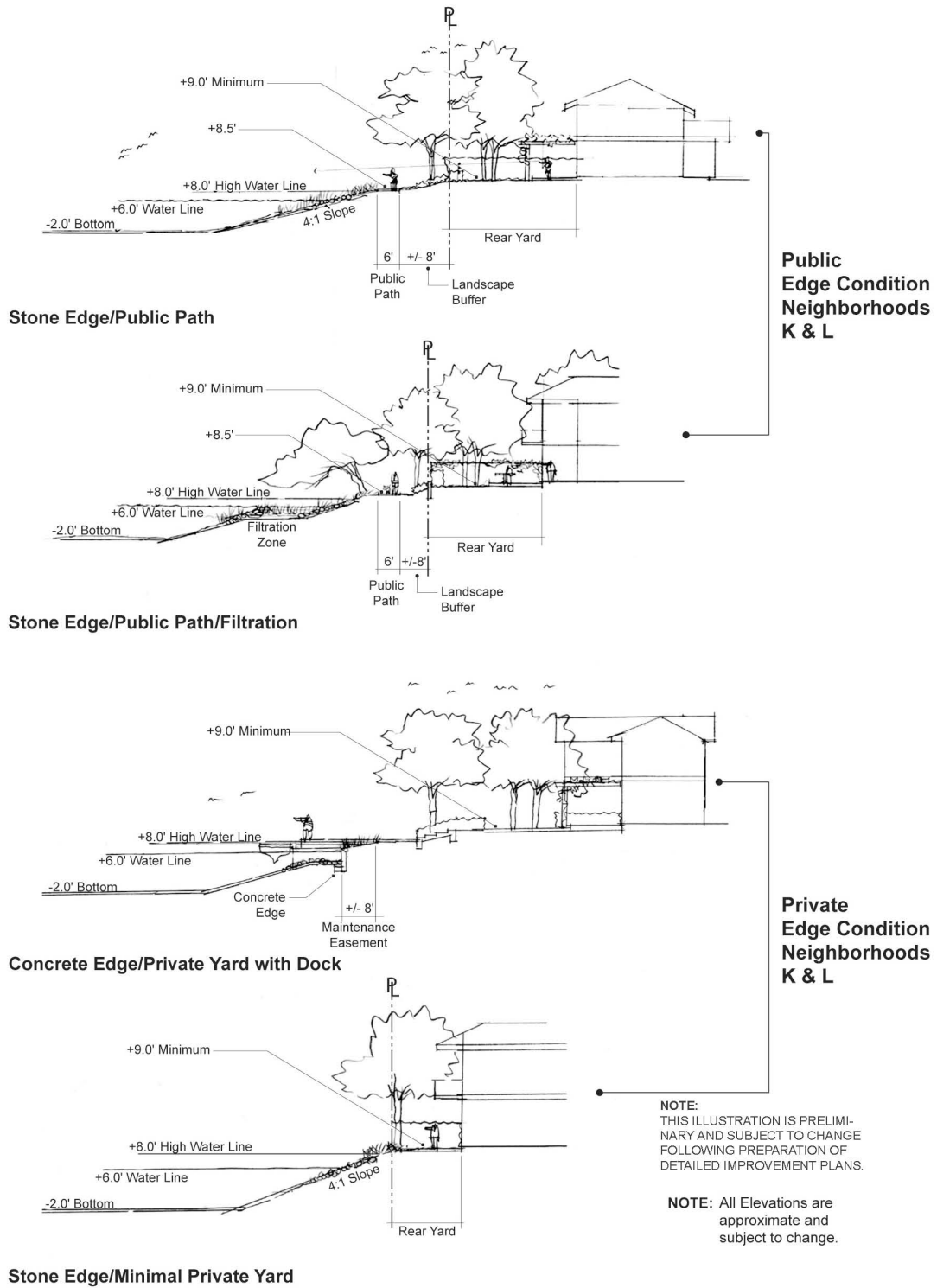


FIGURE 4.8 – LAKE EDGE SECTION

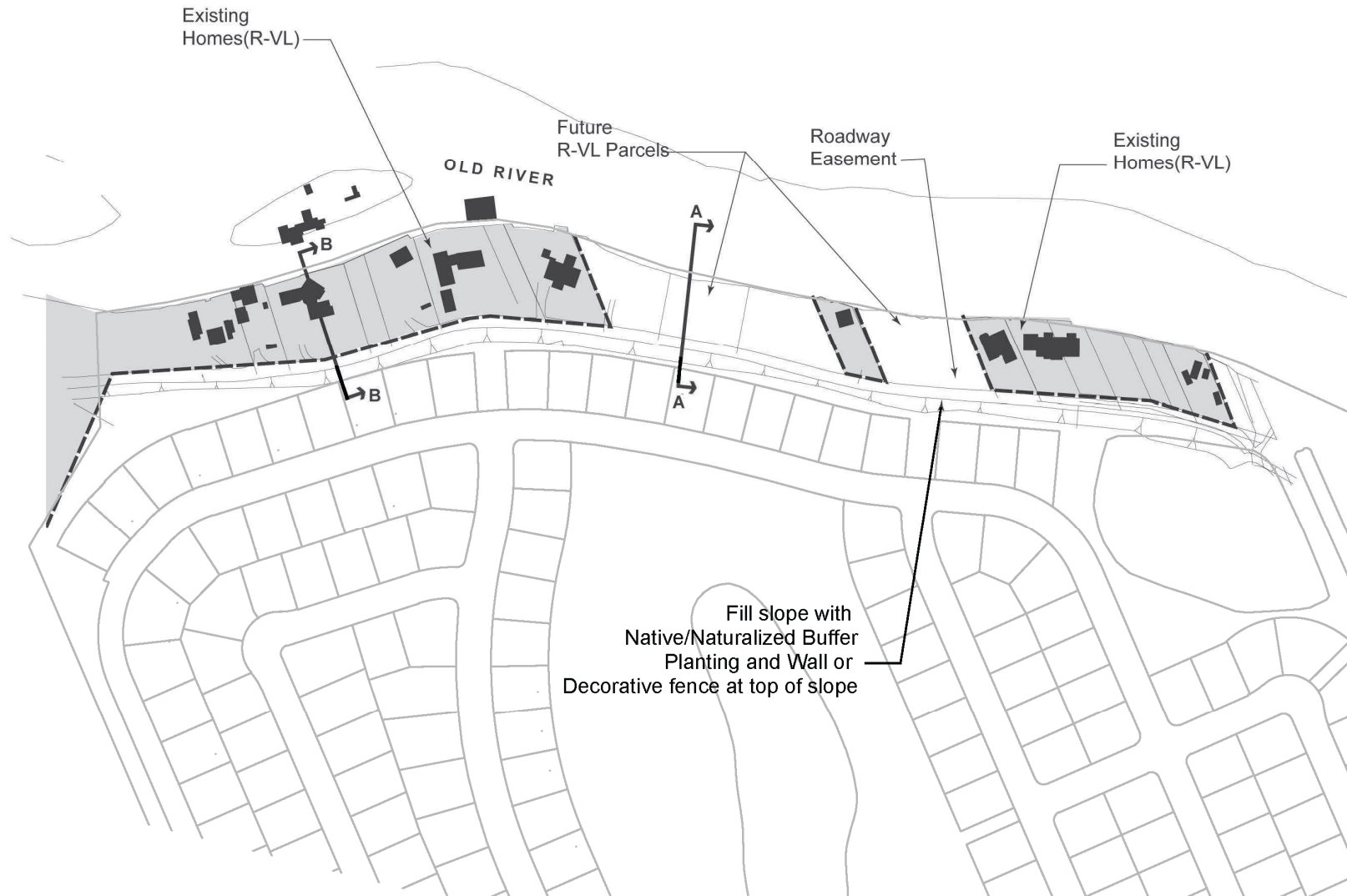


FIGURE 4.9 – OLD RIVER HOMESITES PLAN

MOUNTAIN HOUSE SPECIFIC PLAN II

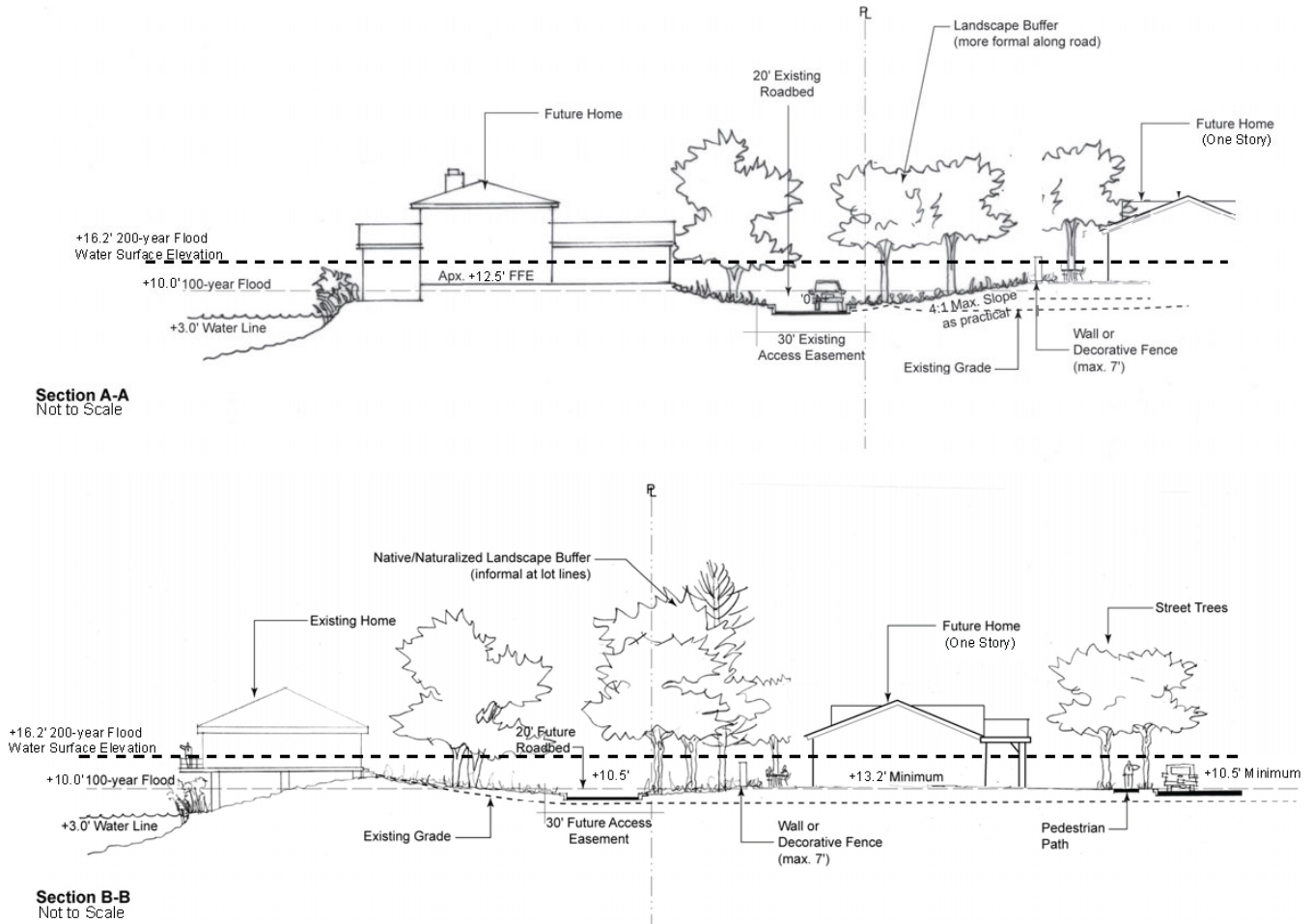


FIGURE 4.10 - OLD RIVER HOMESITES SECTIONS

4.3.4 Landscape Design

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 and utilizing 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 are to require minimal maintenance and irrigation, and maximize the use of native and drought tolerant plant materials. These provisions are described and implemented through the MHCS Design Manual, the Single Family and Multi-Family Design Manuals, and the Commercial, Office, and Industrial Design Manual.

Each Specific Plan will describe any specific landscape provisions that are applicable only to that Specific Plan Area, such as tree selection for Collector streets, designated accent trees for each neighborhood, and typical design of entries including species and placement. Special Purpose Plans for focus areas will describe a comprehensive landscape treatment for the subject area. Such landscape treatment will be coordinated with architecture, lighting, signage, and site furnishings.

A variety of windbreak landscape treatments are to be used to define use areas, establish visual points of reference, and provide protection from the prevailing winds. Windbreaks of trees should be utilized within parks and school sites and with other land use development parcels as needed.

Landscaping plans that include walls and fences, trails, sidewalks, bikeways and a conceptual layout of plant species and sizes for both existing and proposed roadways of Collector classification and above, and other edge treatments will be included in all Specific Plans after Specific Plan I. The landscaping plans included in each Specific Plan will be used as criteria to review the design and landscaping plans of all major projects within the community prior to construction.

Plan Description

Landscape standards for SPII public areas are described by the MHCS Design Manual. The Mountain House, Single Family, Multi-Family, and Commercial, Office and Industrial Design Manuals provide direction for private areas.

Landscape design for each neighborhood will be prepared in a manner consistent with the Master Plan provisions summarized above, and with the requirements of the MHCS Manual and Trimark Community, LLC Design Manuals. Beyond the provisions of these documents, there are no special landscape requirements anticipated for the SPII neighborhoods. Plant palettes will be selected from these documents, and a list of plant materials for local streets and neighborhood accent trees will be provided in coordination with architectural theming prior to Final Map. Neighborhood plant palettes will provide for differing landscape themes between neighborhoods.

SPII Implementation Measures

1. **County Landscape Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title (Chapter 9-1020/1020M: Landscaping Regulations).

2. **MHCSD Landscape Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual (Chapter Three: Streetscapes; Chapter Nine: Entries; Chapter Ten: Community Edges and Windbreaks; Chapter Twelve: Schools; Chapter Thirteen: Civic Facilities; Chapter Fourteen: Public Works Facilities; and Appendices).
3. **Private Landscape Requirements.** All implementing projects on land controlled by Trimark Communities shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. Non-Trimark properties shall also comply with these documents, which compliance shall be determined by San Joaquin County. The Design Manuals are as follows:
 - a. Single Family Residential Design Manual (see Chapter Three: Site Planning and Landscape Design)
 - b. Multi-Family Development Design Manual (see Chapter Three: Site Planning and Landscape Design)
 - c. Commercial, Office & Industrial Design Manual (see Chapter Three: Site Planning and Landscape Design).
4. **Focus Area Requirements.** Please refer to Sections 4.4 to 4.7 of this chapter for specific requirements for uses within Focus Areas.

4.4 TOWN CENTER

Master Plan Summary

The Master Plan proposes the Town Center as an active, mixed use “downtown” that will create a sense of focus for the Mountain House community. The Town Center will function as a gathering and activity area and will provide the principal opportunities for specialty shopping, entertainment, office, public-serving uses such as administrative and civic buildings, and high density housing, all located in close proximity within a pedestrian-scaled urban setting.

The Town Center will be surrounded by Major and/or Minor Arterial streets. Central Parkway will function as a pedestrian, automobile and transit north-south corridor that connects the majority of the neighborhoods with the Town Center. Adjacent streets and pedestrian/bicycle systems will facilitate access to the Town Center. A transit center will be provided within the Central Commercial area. The Mountain House Creek pedestrian corridor will connect to the Town Center via Main Street and public park areas.

The Master Plan requires that the entire Town Center be included in one Specific Plan that includes the mixed use portion, the Central Commercial Center, the Transit Center, and the area north to Mountain House Creek, planned predominately for open space and public uses.

Design Guidelines consistent with the Mountain House Master Plan and other County adopted plans for Mountain House are also required prior to approval of Final Maps, Parcel Maps or other development permits in Town Center areas. These guidelines have been submitted as part of the Mountain House Commercial, Office & Industrial Design Manual.

Plan Description

Table 3.2: SPII Land Use by Neighborhood and Figure 3.4: Town Center and Neighborhood 'H' Land Use show the proposed land uses for the Town Center:

- Mixed Use (including 200 high density housing units),
- Community Commercial,
- Community Parks,
- Transit Center, and
- Public Facilities.

Figures 4.11 to 4.15 illustrate the proposed Town Center design concepts. Figure 4.11: Town Center Illustrative Concept shows the overall Town Center and its adjacent areas. Figure 4.12: Higher Density Mixed Use Concept depicts a higher density alternative for the mixed use area that would approach the densities envisioned by the Master Plan (FAR of 1.0). This approach will utilize structured parking to support more urban densities including buildings up to four stories (90 feet) in height. Figure 4.13 further examines the density alternatives and shared parking issues for Town Center.

Figure 4.14: Main Street Concept depicts the proposed design for Main Street and the Main Street/De Anza Boulevard intersection, which are the SPII roadways that are not covered by the MHCS Design Manual standards.

Town Center is proposed to include the following major components:

Mixed Use: The Town Center mixed-use core is comprised of street oriented buildings focused on Main Street and intersecting collector and local streets with all parking located to the rear of buildings or within parking structures. This traditional block and street pattern will provide flexibility and interconnections between all uses. The mixed-use areas will likely include retail, office and residential uses. Mixed-use densities may range from two-story, surface parked uses to vertically mixed uses within multi-story buildings with structured parking. Residential uses may be mixed vertically within buildings or may be accommodated as "free-standing" uses, typically located at the rear of the blocks adjacent to the public facilities or existing high density residential uses, as illustrated in Figure 4.12: Higher Density Mixed Use Concept. Along Main Street, buildings will be located at the right-of-way, with recessed entries to businesses.

Public Facilities: Public facilities are accommodated within four separate sites, located as a transition between the mixed-use areas and the Central Community Park. The public facility site on Main Street is intended to include the MHCS offices, community center, library, or other such uses. A second site is envisioned to include future public facilities, adjacent to the Central Community Park. A third site, located along De Anza Boulevard is intended for private ownership community uses such as worship facilities. The Transit Center is located between De Anza Boulevard and Mountain House Parkway, just north of Main Street, and will provide convenient access to local and regional bus transportation. See Chapter Nine for further description of the transit facility.

Community Commercial: Town Center includes a large Community Commercial use at the corner of Mountain House Parkway and Byron Road. This site will accommodate a range of uses including larger footprint buildings that are inappropriate for the mixed use areas along Main Street. Buildings will generally back onto Mountain House Parkway and Byron Road, with enhanced architecture, landscape and screening to ensure an attractive edge

condition. Rear service areas along arterial streets will be screened from view with walls and landscaping.

Community Parks: Town Center also includes the Central Community Park uses and a portion of Mountain House Creek Community Park. See Chapter Seven for further descriptions of park facilities.

Main Street: Main Street will function as the primary arterial spine within the Town Center, connecting residential neighborhoods to the west with Mountain House Parkway to the east. The central, two block portion of Main Street is 'anchored' by landscaped traffic roundabouts that will emphasize the unique character of the streetscape, provide a hierarchy of spaces along the street, and function as traffic calming and control elements. Main Street will vary in cross section based on the location within Town Center, with on-street parking provided throughout the district. Between Mountain House Parkway and De Anza Boulevard, the street includes two through lanes in each direction, a landscaped median, and parallel parking along most of the length. At De Anza Boulevard, the roadway transitions to a narrower cross section, with a single through lane in each direction and diagonal parking along both sides.

The Main Street section is a relatively narrow, urban street (96 feet between store fronts) with the minimum traffic lanes required, close proximity of buildings and retail activity, and pedestrian safety through more frequent and shorter crossings.

Diagonal parking is provided in front of stores. The ample pedestrian zone in front of buildings provides locations for outdoor seating and movement.

Two landscaped roundabouts facilitate pedestrian movement, calm traffic, and define entry to the Main Street core.

Portions of Main Street could be closed to allow for street fairs or farmers markets, with traffic re-routed to the adjacent roadway grid.

Streetscape Treatment and Character: Streets throughout Town Center are intended to provide a traditional 'downtown' character, with tree-lined streets and businesses oriented to the pedestrian sidewalks. Special landscaping, pedestrian pavements, street furniture, and signage will be provided, consistent with the MHCS Design Manual and applicable Mountain House Design Manuals for private parcels. In general, the Town Center landscape will be more formal than other parts of the community, and will include consistent use of more urban streetscape furnishings including tree grates, benches, fountains, and public art. Street design may allow for widened sidewalks extending to the curb, with tree-wells provided for street tree planting.

SPII Implementation Measures

1. **Town Center Configuration.** Town Center land uses shall be located as described by Figure 3.1: SPII Land Use.
2. **Residential Units.** Residential uses may be accommodated within vertically integrated, mixed-use buildings or as stand-alone structures within the Town Center area.
3. **Design Guidelines.** Development of all community and general commercial areas shall comply with the provisions of the Master Developer Mountain House Commercial, Office, and Industrial Design Manual (Chapter Five: District Guidelines).

4. **Town Center Uses.** The Town Center is intended as a location for specialty shopping, entertainment, office, parks, high-density housing and civic functions. Multiple or mixed uses within each building (such as retail, office, entertainment and residential) and vertical integration of uses are encouraged.

For an exact list of allowable uses, see the San Joaquin County Development Title (Chapter 9-705M: Other Zones - Use Regulations).
5. **Civic Uses.** Civic and community buildings shall generally have primary facades which “front” public streets and spaces, and the design of such facilities shall enhance public access and perception of such buildings.
6. **Town Center Character.** The Town Center shall exhibit a consistent urban character conducive to community activities and defined by architecture, materials, landscape, signage, land use, high land intensity, and development standards. Design of buildings and outdoor spaces shall utilize color, special materials, signage, furnishings and landscaping to promote the area as the active “heart” of the new community.
7. **Building Design.** Buildings in the Town Center shall maintain a continuity and consistency of design in terms of character, materials and architectural detail. Awnings, canopies, projecting signs and trellises shall be utilized to provide visual interest and a more pedestrian scale. Buildings should be sited to emphasize a direct relationship with the street and provide frequent, convenient connections to rear parking areas.
8. **Town Center Landscape.** The Town Center landscape shall create an area of shaded, urban streets, pedestrian in scale. Landscape treatments in the Town Center shall include a more formal landscape treatment than in other areas of the community. Emphasis on complementary patterns of tree plantings throughout pedestrian areas, as well as the use of tree grates and other street furnishings including benches, fountains, public art and other urban street elements.
9. **Streets.** Local and Collector streets in the Town Center shall generally utilize widened sidewalks extending to the curb, with tree-wells provided for street tree planting. The streets shall be tree-shaded and buildings shall be oriented to the street with generally little or no setback from the sidewalk. For more guidelines on streetscape, see:
 - a. Master Developer Mountain House Commercial, Office & Industrial Design Manual, Chapter Three: Site Planning and Landscape
 - b. MHCS Design Manual, Chapter Three: Streetscapes
10. **Parking.** Parking shall be provided on all Town Center streets, with additional off-street parking provided at the rear of the buildings, in interiors of blocks, beneath buildings or in parking structures. Techniques for maximizing shared parking throughout the Town Center shall include location of shared parking, signage, parking lot design, and paid vs. free parking.
11. **Edge Conditions.** Where buildings back onto public streets, designs shall utilize enhanced architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

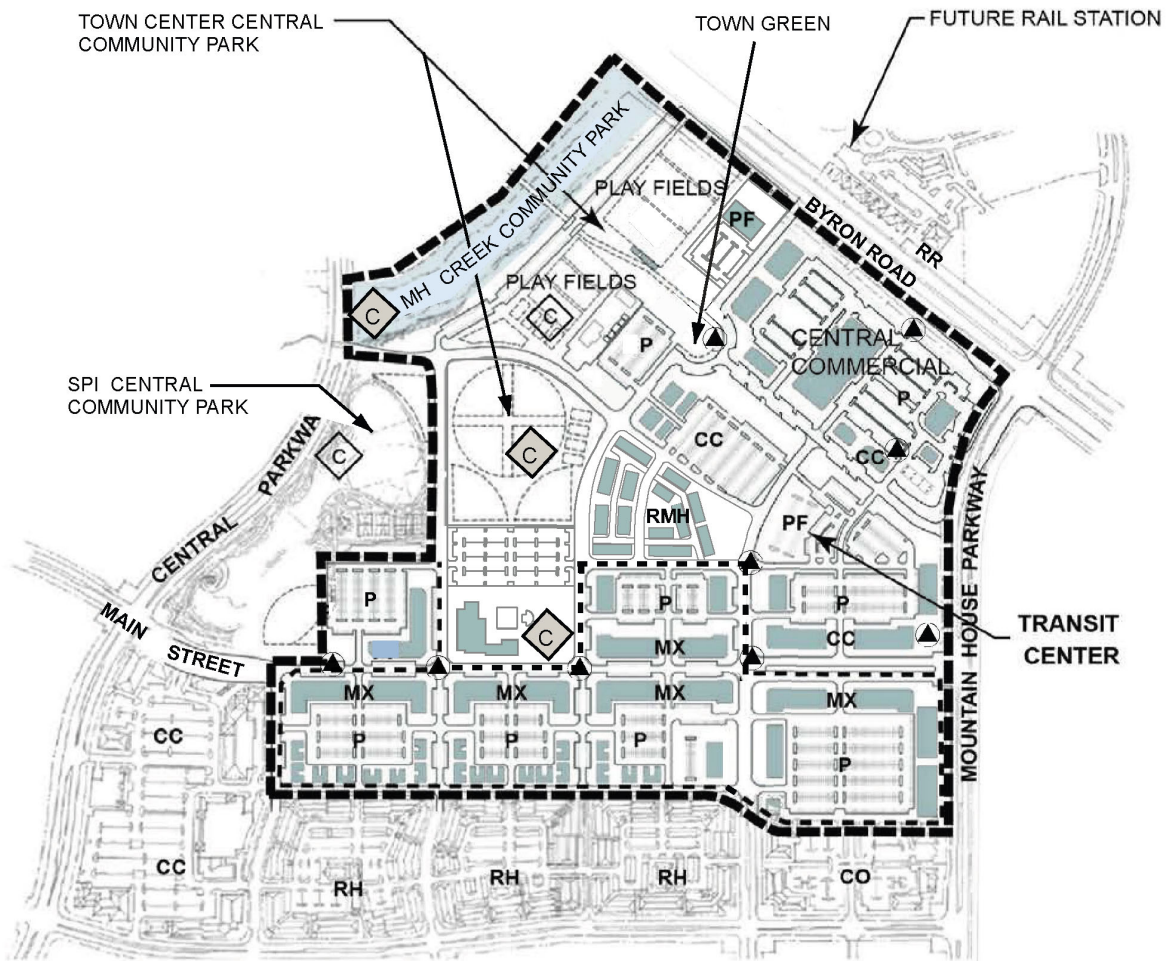
12. **Transit.** A transit center shall be provided within the Central Commercial area of the Town Center, as indicated by Figure 4.15: Town Center Community Commercial. The transit center shall include:

Park-and-ride lot

Bicycle storage facilities

For more information on transit requirements, see the Mountain House TDM Program and Transit Plan (Chapter Two: Transit)

13. **Relationship to SPI Commercial.** The SPI Village Center adjacent to Town Center on Central Parkway shall provide pedestrian and vehicular connections to adjacent, future Town Center uses. Uses adjacent to Main Street shall orient storefronts toward the street, and should be designed as an extension of the street-oriented uses anticipated for Town Center.
14. **Amendments to MHCSD Design Manual.** The MHCSD Design Manual shall be revised to be consistent with all provisions of this Specific Plan related to landscape design and streetscape, including Main Street.



LEGEND

	TOWN CENTER BOUNDARY	MX	MIXED USE
	MIXED USE CORE	CC	COMMUNITY COMMERCIAL
P	PARKING AREA	CO	OFFICE COMMERCIAL
	COMMUNITY PARK	RH	HIGH DENSITY RESIDENTIAL
PF	PUBLIC FACILITY	RMH	MEDIUM HIGH DENSITY RESIDENTIAL
	POSSIBLE LOCATIONS FOR PUBLIC ART		

NOTE:
THIS ILLUSTRATION IS PRELIMINARY AND
SUBJECT TO CHANGE ONCE DETAILED
IMPROVEMENT PLANS ARE PREPARED.



FIGURE 4.11 – TOWN CENTER ILLUSTRATIVE CONCEPT

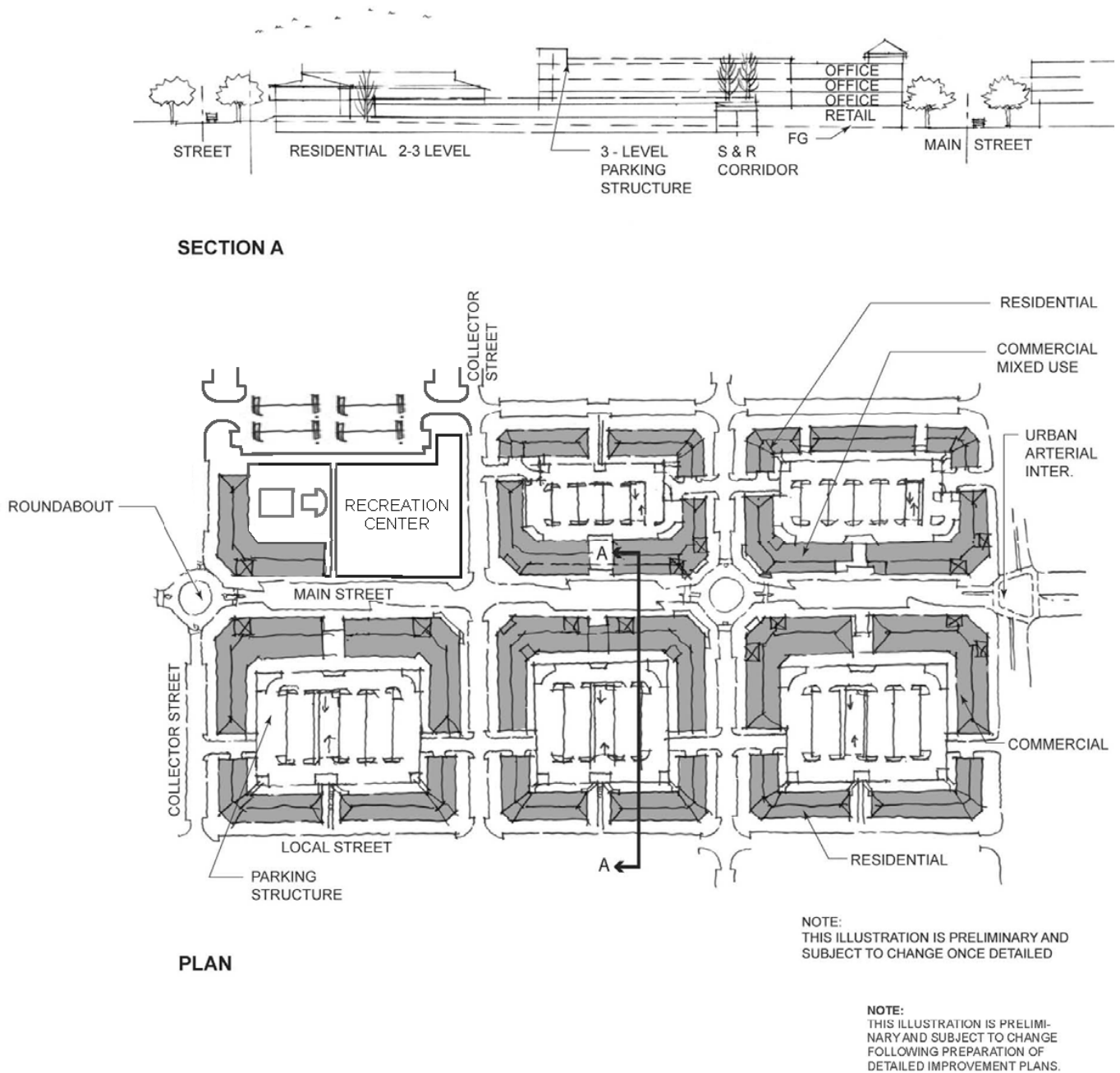
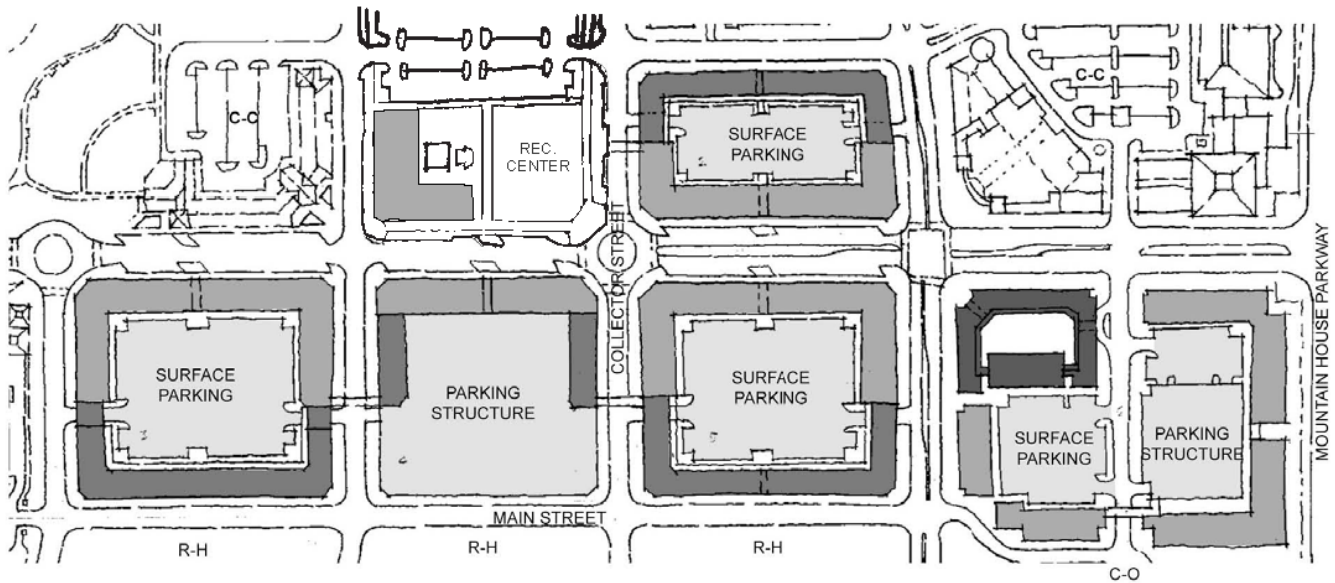
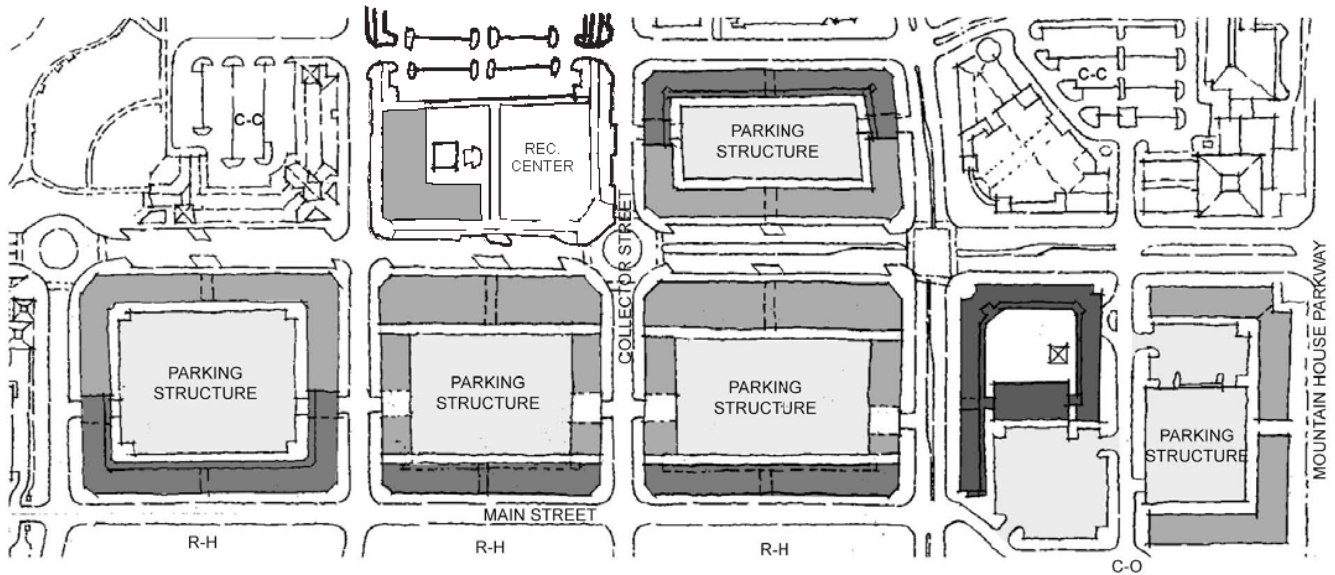


FIGURE 4.12 – HIGHER DENSITY MIXED USE CONCEPT



ALTERNATE A

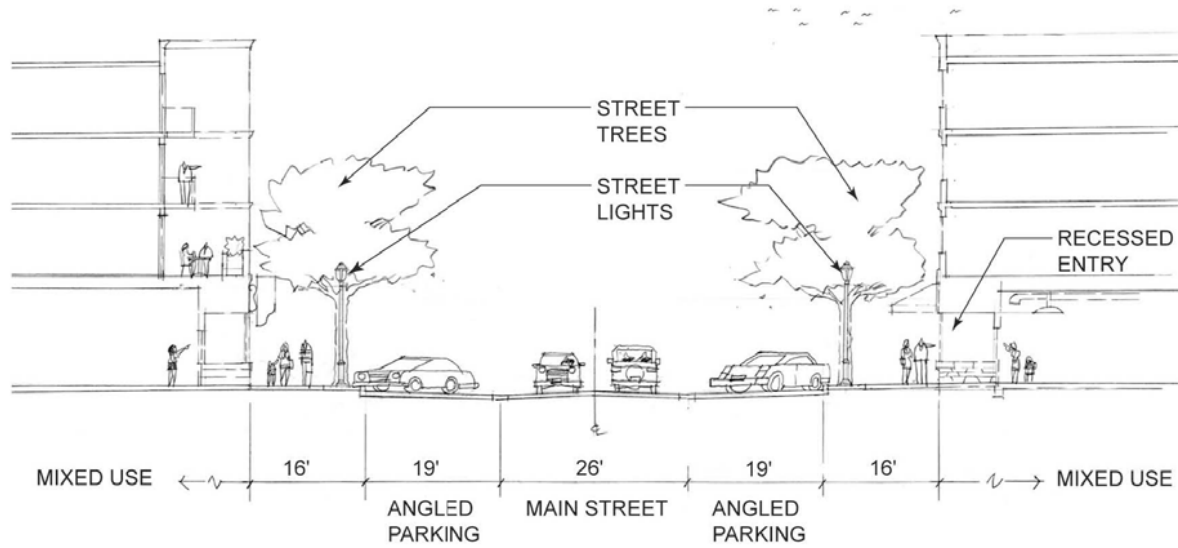


ALTERNATE B

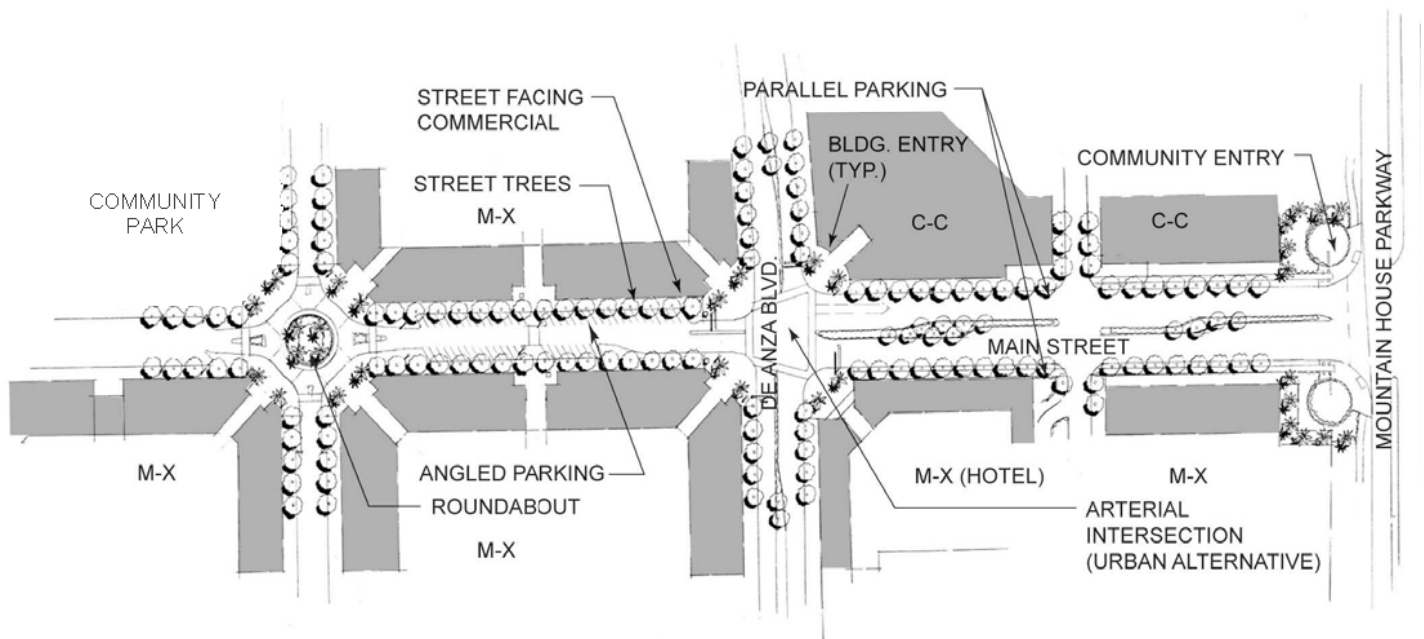
NOTE:
THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

■ HOTEL
 ■ RESIDENTIAL
 ■ OFFICE/ RETAIL
 ■ PARKING

FIGURE 4.13 – TOWN CENTER (SHARED PARKING ALTERNATIVE)



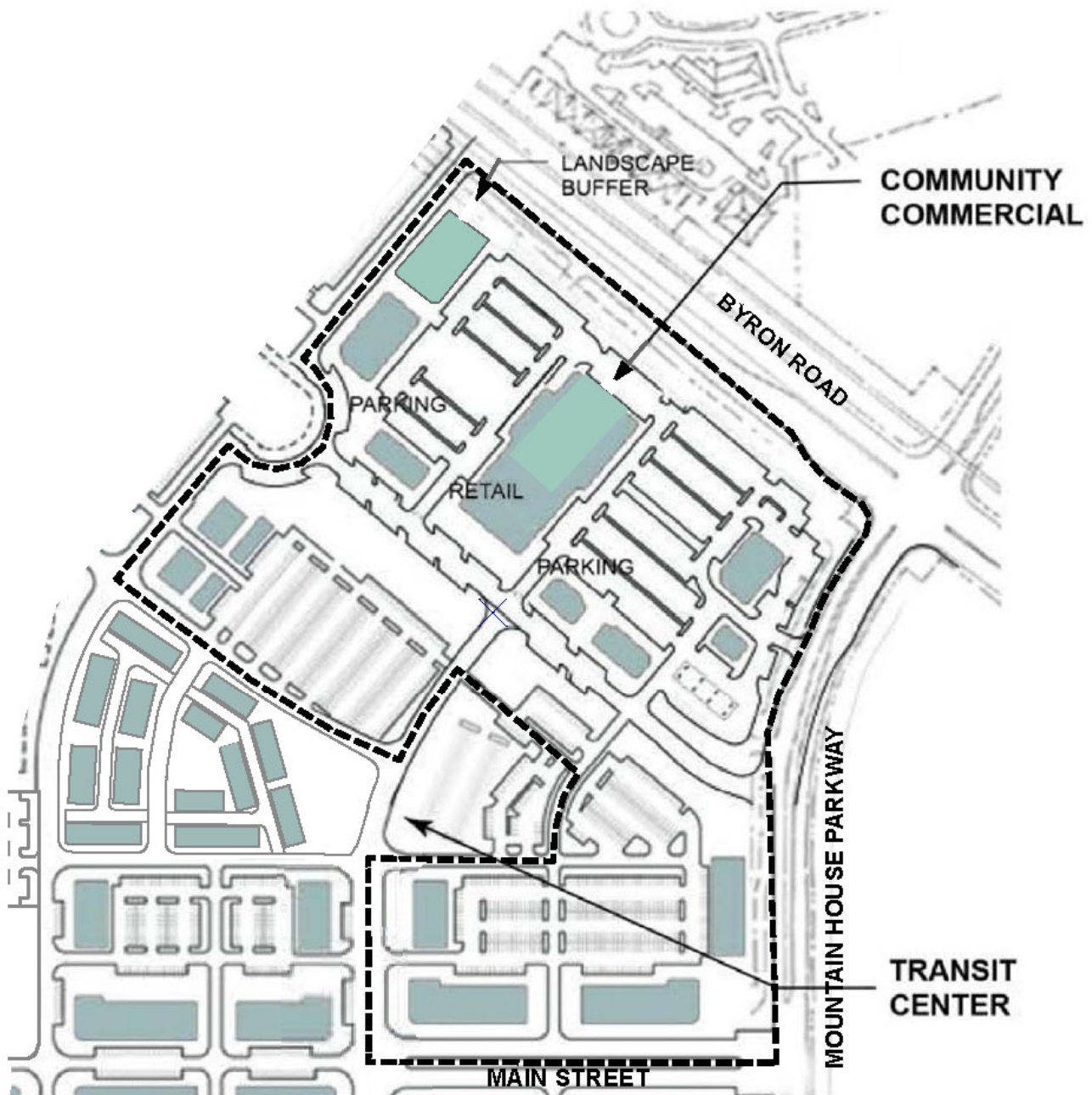
MAIN STREET SECTION



MAIN STREET INTERSECTIONS

NOTE:
THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

FIGURE 4.14 – MAIN STREET CONCEPT



NOTE: THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

----- COMMUNITY COMMERCIAL BOUNDARY



FIGURE 4.15 – TOWN CENTER COMMUNITY COMMERCIAL

4.5 COMMUNITY COMMERCIAL FOCUS AREAS

Master Plan Summary

Community commercial areas are to be designed as active, colorful, pedestrian-friendly areas that serve multiple neighborhoods, with sites fronting on Arterial streets and intersections. Community commercial areas should provide courtyards and outdoor seating and gathering areas with exterior pedestrian protection from sun and rain, by means such as colonnades or recessed walkways.

Mountain House includes three Village Centers that provide grocery and similar shopping needs to multiple neighborhoods, one community-serving shopping center (Central Commercial) located within the Town Center (see Section 4.4, above), and commercial nodes in Neighborhood H and north of Byron Road. Each Village Center will have one or more areas for outdoor dining and gathering, and should display a unified design and architectural theme throughout the site.

The Master Plan requires Special Purpose Plans for Village Centers to be approved prior to approval of the first Development Permit within the focus area. Design Guidelines consistent with the Mountain House Master Plan and other County adopted plans for Mountain House are also required to be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in commercial areas. These guidelines have been submitted as part of the Mountain House Commercial, Office & Industrial Design Manual.

Plan Description

This Specific Plan II, combined with the Master Developer Mountain House Commercial, Office & Industrial Design Manual as referenced, will serve as the Special Purpose Plans for Village Centers and other Community or General Commercial areas within SP II. This document describes the conceptual layout and design and requirements relative to uses, locations, access, physical relationships, pedestrian facilities, and service requirements for each Community Commercial area, and provides an adequate level of detail such that the need for and detail of subsequent, discretionary permits may be minimized where development applications are found consistent with this Specific Plan.

Specific Plan I addressed the Village Center in Neighborhood F. SP II includes the Village Centers identified by the Master Plan for Neighborhoods D and L, as well as other Community Commercial and General Commercial uses, as follows:

'D' Village Center

The Village Center at Grant Line Road and Central Parkway (Figure 4.16) will serve the south-central portions of Mountain House with daily retail services including grocery/drugstore and related stores and a four-acre site for office commercial uses. With higher density housing located to the north and east, and the Neighborhood Park to the northeast, this Village Center forms a mixed-use area with opportunities for pedestrian access from housing to shopping and recreation.

Uses: Larger retail uses are generally located on the north side of the site, with smaller, multi-tenant or single user buildings surrounding the site, adjacent to the arterial streets. Office uses are located east of the retail site with buildings sited adjacent to the public streets. To the extent feasible, retail and office uses will orient to the public streets, particularly Central Parkway and the collector street bounding the east side of the site.

Access: Primary vehicular access to the Center is from Grant Line Road via a collector street on the east side of the site. Several other driveways serve the site from both Grant Line and Central Parkway. Pedestrian access will be provided from all surrounding public streets. Walkways connecting the center to the arterial multi-use paths and collector street sidewalks will occur at all driveways from public streets. Additionally, pedestrian connections or breezeways between buildings will be provided at the northwest corner of the site and approximately the mid-point of the site in order to provide convenient access from the adjacent medium density residential uses to the north.

Edge Conditions. Site plans shall provide for adequate location and quantity of parking to support a contemporary shopping center; however, building pads shall be sited to maximize the presence of architecture and minimize open expanses of parking on the street edge. Where buildings back onto public streets, designs shall utilize enhanced architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

Service: Service areas for commercial uses will be accessed from the Collector street along the north side of the site. All services areas will be screened from view with walls and landscaping, in addition to any required landscaping for streets.

Residential Interface: Medium-density residential areas abutting the east side of the site will back or side onto the collector street. All backing lots will incorporate the community privacy wall and additional landscape setback area in addition to the designated landscape treatments for the roadways. At least one pedestrian connection from the medium density area will be provided between Grant Line Road and the collector street north of the site.

Landscape, Lighting, and Signage: Roadway landscaping shall be consistent with the requirements of the MHCSD Design Manual. Landscaping, lighting, furnishing and general site layout and improvement requirements shall be consistent with the Master Developer Mountain House Commercial, Office & Industrial Design Manual.

Village Center Joint-Use Park-n-Ride Lots: As required by the Mountain House TDM Program and Transit Plan, the Village Center in Neighborhood D will include a joint-use parking area for transit riders.

'H' Community/General Commercial Area

The commercial area in the northwest portion of Neighborhood H (Figure 4.17) provides larger-scale Community and General Commercial services for Mountain House.

Uses: The Community Commercial uses south of Kelso Road will provide local shopping services with direct vehicular and pedestrian connections to the residential areas to the east, across Great Valley Parkway. The 29-acre General Commercial site north of Kelso may be suitable for a variety of less intensive retail uses, such as storage or home supply. These commercial areas are more oriented to vehicles than uses within the Village Centers, with building uses and entries generally oriented toward the parking lots.

Building Siting: Buildings are sited to respect the 100-foot setback along the Community West Edge and to form a strong building edge that screens parking and service areas from Great Valley Parkway.

Edge Conditions. Site plans shall provide for adequate location and quantity of parking to support a contemporary shopping center; however, building pads shall be sited to maximize the presence of architecture and minimize open expanses of parking on the street edge. Where buildings back onto public streets, designs shall utilize enhanced

architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

Site Perimeters: Treatment of site perimeters will be consistent with the West Edge, Great Valley Parkway, Collector Street and Byron Road landscape treatments as specified in the MHCS Design Manual.

Landscape, Lighting, and Signage: Roadway landscaping shall be consistent with the requirements of the MHCS Design Manual. Landscaping, lighting, furnishing and general site layout and improvement requirements shall be consistent with the Master Developer Mountain House Commercial, Office & Industrial Design Manual.

Neighborhood K Village Center

The Village Center in Neighborhood K (Figure 4.18) will provide the primary daily shopping services for neighborhoods north of Byron Road. In addition to the commercial uses of the Village Center, the area immediately to the south includes a high density housing site, and a public facility site, located on the Mountain House Creek Park, for potential religious/institutional use and for a fire station serving the northern portions of the community. A small segment of the Neighborhood K lake abuts the Village Center on the northwest. These uses and proximity to open space provide a range of shopping, living and recreational opportunities.

Uses: The Village Center is bounded on the southwest by Central Parkway, and by a Collector street on the northeast. The Collector street provides direct access for residents of Neighborhoods K and L. Commercial uses are located around the perimeter of the Village Center site, with business oriented toward the public streets and open space to the extent feasible. Building adjacencies along the open space to the northwest and to the southwest collector provide opportunities for outdoor plazas and activity areas and street-oriented retail uses, respectively.

Access: Primary vehicular access to the Village Center is from Central Parkway and the Collector streets adjacent to the site. Pedestrian access will be provided from all adjacent streets and from the public walkways along Mountain House Creek and the lake/open space network to the northwest. At least one public walkway connection will be provided to the commercial site from the medium density residential areas to the northeast. A public pedestrian walkway connection will be provided from Mountain House Creek to the commercial site, located between the worship site and the high-density residential use.

Edge Conditions. Site plans shall provide for adequate location and quantity of parking to support a contemporary shopping center; however, building pads shall be sited to maximize the presence of architecture and minimize open expanses of parking on the street edge. Where buildings back onto public streets, designs shall utilize enhanced architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

Service: Service areas for the larger commercial buildings will be provided from the collector street on the northeast side. All service areas will be screened from view with walls and landscaping, in addition to any required landscaping for streets.

Residential Interface: Residential uses include a small high-density site located between the commercial uses and Mountain House Creek. Medium density residential uses are located across the Collector street to the east. These uses will either side onto the Collector street or face the street with rear alley garage access.

Landscape, Lighting, and Signage: Roadway landscaping shall be consistent with the requirements of the MHCSD Design Manual. Landscaping, lighting, furnishing and general site layout and improvement requirements shall be consistent with the Master Developer Mountain House Commercial, Office & Industrial Design Manual.

Village Center Joint-Use Park-n-Ride Lots: As required by the Mountain House TDM Program and Transit Plan, the Village Center in Neighborhood K will include a joint-use parking area for transit riders.

Neighborhood L Center

The Neighborhood L Village Center includes a mix of commercial, high-density residential, limited industrial and open space uses clustered around a future rail station (Figure 4.19). Located north of Byron Road at the intersection of Mountain House Parkway, the Center provides a transition from the mixed use Town Center to the south and the lake residential neighborhoods to the north.

Uses: Limited industrial uses are located at the intersection of Byron and Mountain House Parkway, surrounding around the future rail station site. Parking areas for the Limited Industrial uses will be designed in conjunction with the rail station to provide opportunities for shared parking, if appropriate. The community commercial retail site located along Mountain House Parkway at the collector street will provide local serving shopping and dining services for the adjacent residential and industrial uses.

Access: Primary vehicular access is provided from a collector street (the extension of Bethany Road) on Mountain House Parkway, with secondary access from a driveway between the Community Commercial and Limited Industrial sites. Pedestrian access will be provided from the Mountain House Parkway multi-use path, sidewalks along both sides of the Collector street and walkways connecting all uses within the Village Center. A trail along the open space/water quality basin will extend from the future train station northward along Mountain House Creek, and to the North Community Park located west of the Village Center. A pedestrian walkway will also be provided along the south side of the Limited Industrial use connecting the future train station and the intersection of Mountain House Parkway and Byron Road.

Edge Conditions. Site plans shall provide for adequate location and quantity of parking to support a contemporary shopping center; however, building pads shall be sited to maximize the presence of architecture and minimize open expanses of parking on the street edge. Where buildings back onto public streets, designs shall utilize enhanced architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

Residential Interface: High-density housing is separated from commercial uses by the Collector street. The housing is bounded by open space to the west, medium-high density housing to the north and Mountain House Parkway to the east.

Landscape, Lighting, and Signage: Roadway landscaping shall be consistent with the requirements of the MHCSD Design Manual. Landscaping, lighting, furnishing and general site layout and improvement requirements shall be consistent with the Master Developer Mountain House Commercial, Office & Industrial Design Manual.

Old River Center

The Old River Center, located at the terminus of Central Parkway within Neighborhood K, will be a Mixed Use (M-X) development oriented toward adjacent multi-family housing and recreational access and activities at the Old River Regional Park. (Figure 4.20). The area

is intended as an activity hub for the northern portion of Mountain House, providing a range of commercial, office, higher density housing, and recreational services to the community.

Uses: The Old River Center includes a combination of uses (commercial/office/high density housing), and Medium-High Density Residential uses. Commercial and residential development is expected to be oriented toward the proximity to Old River and its recreational and aesthetic amenities. Examples may include boutique retail shops, restaurants and delis, and multi-family housing. The entire center is bounded to the north by Old River Regional Park. To the west are Low Density Residential and Medium Density Residential uses within the Neighborhood I active adult neighborhood, while the east side is bounded by lake/open space uses and Low Density Residential and Medium Density Residential housing within Neighborhood K.

Open Space/Recreation. Adjacent to the Old River Center, the Old River Regional Park is configured to provide a wide, usable area between the residential/commercial uses and the river. Park uses in the vicinity of Old River Center are anticipated to include a river interpretive center, trail head and staging area, extensive walking/hiking trails, picnic areas, and parking and a future boat launch facility.

Access: On the south side of the Old River Center, Central Parkway intersects with the primary Collector street serving the Old River Center and Neighborhood K. Central Parkway continues north and provides access to the Mixed Use development focused on each side of the roadway, then continues to its terminus at Old River Regional Park.

Building Orientation: Mixed Use buildings will be oriented primarily to Collector streets, and/or to the lake when suitable lake frontage sites are available. Off-street parking provided to support retail Mixed Use activities will be located to the sides or rear of buildings, to the extent possible.

Edge Conditions. Site plans shall provide for adequate location and quantity of parking to support a contemporary shopping center; however, building pads shall be sited to maximize the presence of architecture and minimize open expanses of parking on the street edge. Designs shall utilize enhanced architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

Residential Interface: Surrounding the Mixed Use development are Low Density Residential, Medium-High Density Residential, and High Density Residential uses, connected by streets and walkways to the extensive open space network and the commercial uses. A single-loaded local street connecting to the Old River homesites will separate the commercial and residential uses from Old River Regional Park, providing continuous sidewalks and parking between the various uses.

SPII Implementation Measures

1. **Land Use.** Commercial uses shall be located as described by Figure 3.1: SPII Land Use, Figure 3.2: SPII Zoning, and Table 3.2: SPII Land Use by Neighborhood.
2. **Design Guidelines.** All implementing projects shall comply with the applicable provisions of the Mountain House Commercial, Office & Industrial Design Manual, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion.

3. **Site Design.** The site design of Community and General Commercial area shall be generally consistent with the conceptual designs indicated in Figures 4.16 to 4.20, subject to minor modifications during preparation of Tentative Maps, MHCSO requirements, or Lammersville Unified School District requirements.
4. **Civic Uses.** Civic and community buildings shall generally have primary facades which “front” public streets and spaces, and the design of such facilities shall enhance public access and perception of such buildings.
5. **Site Planning.** Site design and building orientation shall provide easy, preferably direct, access to stores by transit users and pedestrians, without parking lots being serious impediments to access. Buildings shall be oriented toward streets, public spaces and parking areas, with easy pedestrian access via sidewalks and transit to adjacent residential, civic, open space, or commercial/industrial uses.
6. **Parking.** Parking areas shall be located to the rear or side of commercial buildings whenever practical. Shared parking areas and shared access drives shall be utilized to reduce curb cuts and points of conflict along streets. Shared parking may be allowed with non-commercial uses such as churches, parks and recreation facilities. Uses within each Community Commercial area shall utilize shared parking areas and access drives to the degree possible.
7. **Transit Facilities.** All commercial areas shall be served by transit and shall comply with the applicable requirements of the TDM/TSM.
8. **Pads.** Pad uses shall be designed as secondary, supporting elements within Community Commercial areas, utilizing the same architectural style. Service stations and other “pad” uses, including parking areas, shall be carefully designed to not visually dominate the street or intersection.
9. **Pedestrian Amenities.** Community Commercial Areas shall provide exterior pedestrian protection from sun and rain, by means such as colonnades or recessed walkways. Each Village Center shall establish one or more areas for outdoor dining and gathering, and elements such as courtyards, awnings, canopies, or trellises are encouraged.

For more guidelines on site furnishings, lighting, and signage, see the Mountain House Commercial, Office & Industrial Design Manual.

10. **Pedestrian Access.** Village Centers shall be easily accessible from surrounding neighborhoods by pedestrians and bicycles, and shall incorporate the following elements, to the extent feasible:
 - Pedestrian walkways through parking areas,
 - Direct connections of pedestrian walks from storefronts to adjacent streets,
 - Pedestrian “breezeways” or access streets connecting through or between buildings to residential areas adjacent to the Village Center site,
 - Direct pedestrian access from transit stops to storefronts, and
 - Storefronts of buildings facing surrounding streets.

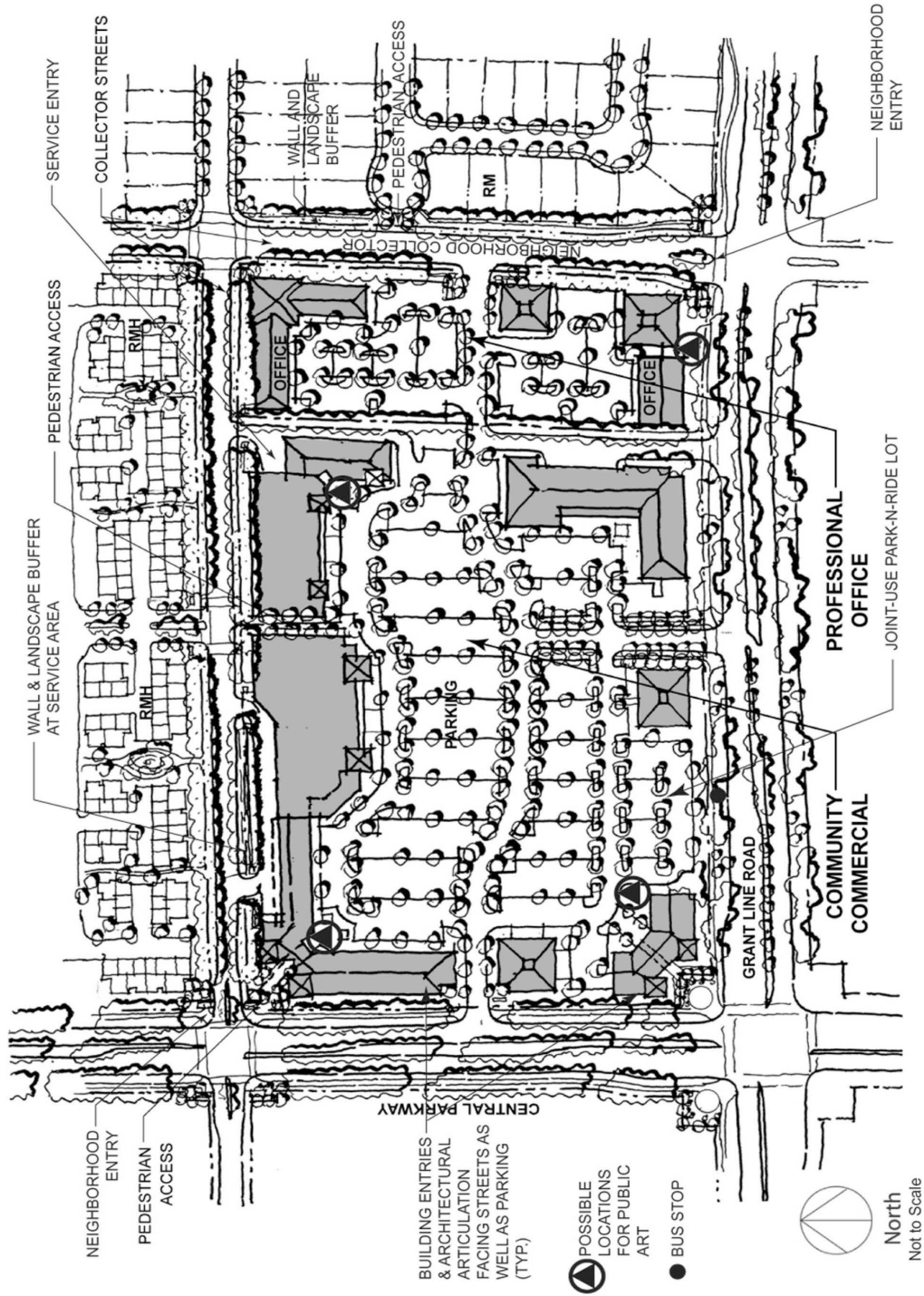
11. **Building Design.** All commercial buildings should express a clear sense of entry, and should be sited with the primary facades oriented to sidewalks adjacent to streets, for direct pedestrian access. In general, the placement, massing, and scale of buildings shall be oriented to pedestrians and connections to transit. To the extent possible, buildings shall be located with entries and primary facades facing the public streets, with parking and loading areas to the sides or rear.

Each Village Center shall display a unified design with an architectural theme to be utilized throughout the site. Building massing in Village Centers may vary, but shall reinforce one or more focal areas, emphasizing pedestrian use.

12. **Landscape Design.** The landscape concept for commercial and industrial areas shall emphasize the consistent treatment of street corridors, the placement of vertical accent tree plantings at parcel entries and to demarcate large single-user parcels, and the planting of vertical trees at major use areas. In commercial and industrial 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.

To visually minimize the impact of the mass of parking areas and to facilitate pedestrian movement, parking areas in Village Centers shall be heavily planted with trees and should, to the extent feasible, be broken up with buildings or landscaping.

13. **Recycling Collection Site.** A single, centralized recycling collection site shall be designated in each Village Centers (Neighborhood D and K).
14. **Service Areas.** Service, loading, storage or other potential nuisance areas shall be located to minimize impacts on adjacent uses.
15. **Office and Industrial Sites.** The Office Commercial site at Central Parkway and Grant Line Road shall be designed to complement the adjacent Village Center and multi-family housing areas.
16. **Building Design.** Office and Industrial uses should reflect a similarity of design within each identifiable area or at least consistent with design guidelines. Buildings shall generally have a clear sense of entry and primary facades that face toward public streets, and be designed to enhance public access and perception of such buildings.
17. **Future Rail Station.** The rail facility north of Byron Road shall include transit information, parking, and waiting areas. These facilities shall be required when commuter rail service is implemented.



NOTE:
THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS

FIGURE 4.16 – NEIGHBORHOOD 'D' VILLAGE CENTER

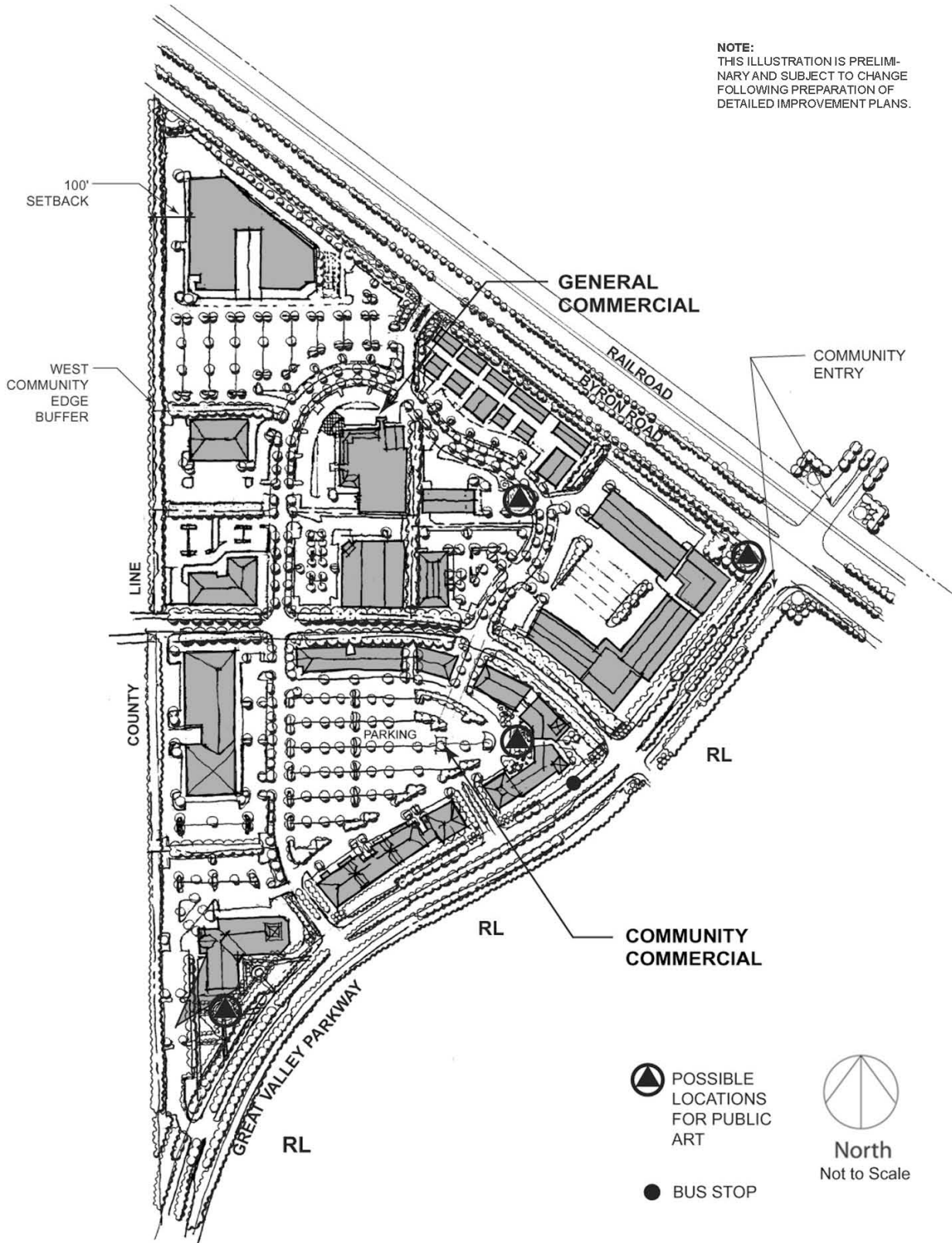


FIGURE 4.17 – NEIGHBORHOOD 'H' COMMUNITY/GENERAL COMMERCIAL AREA



CHAPTER FOUR DEVELOPMENT AND DESIGN PAGE 4.46

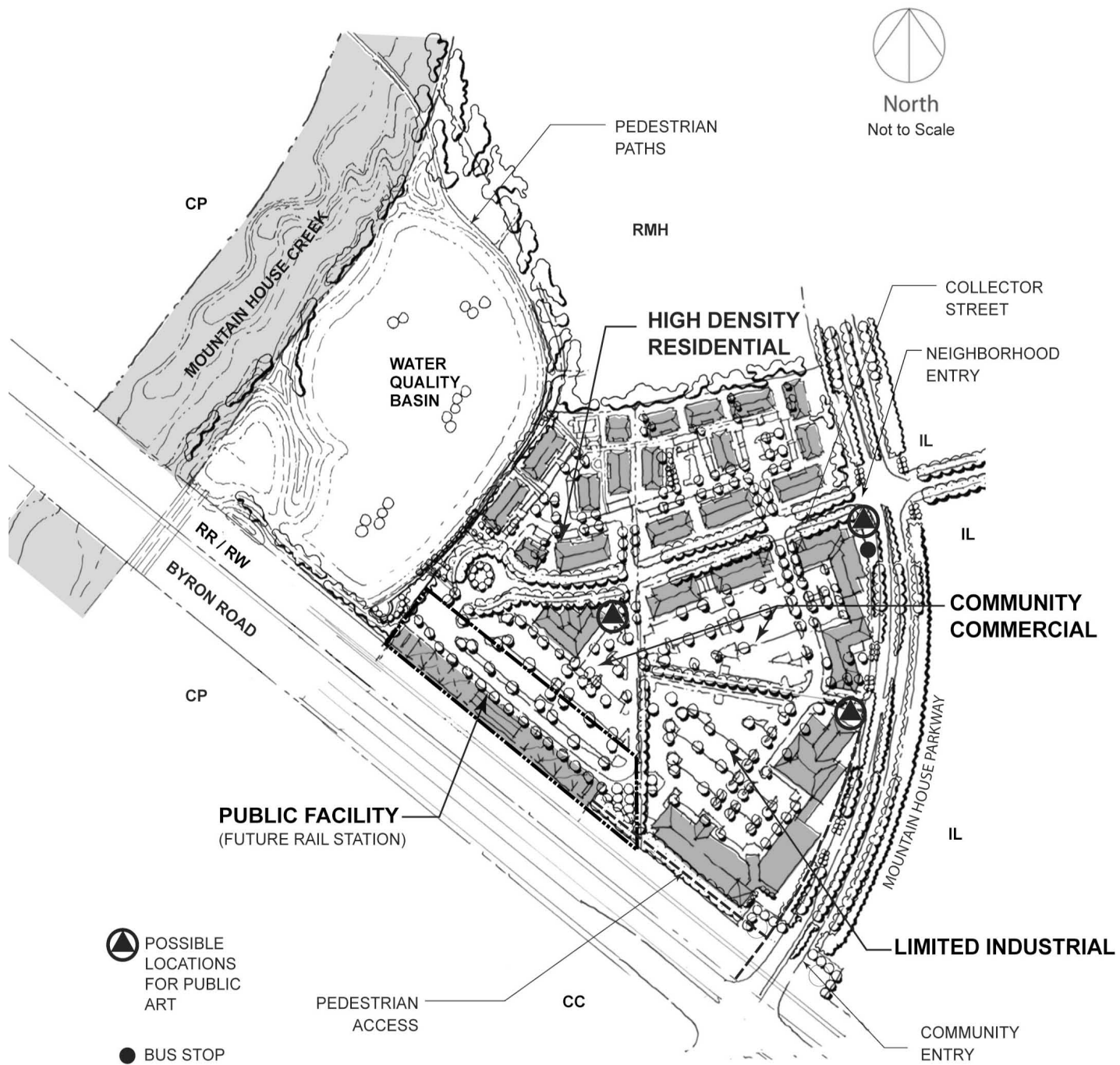


FIGURE 4.19 – NEIGHBORHOOD 'L' CENTER

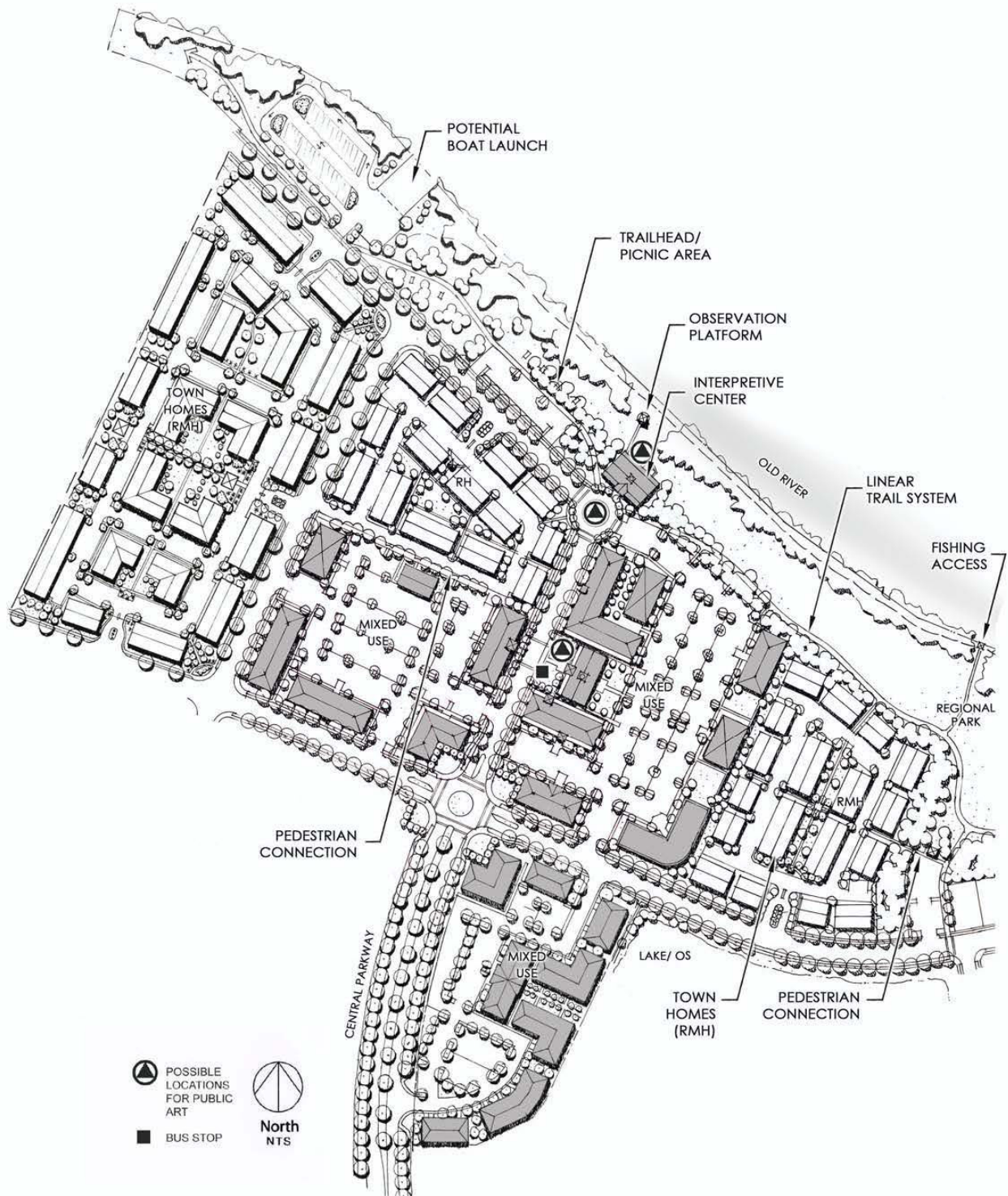


FIGURE 4.20 – OLD RIVER CENTER

4.6 NEIGHBORHOOD CENTER FOCUS AREAS

Master Plan Summary

The Master Plan requires a Special Purpose Plan for Neighborhood Centers. Alternatively, a Special Purpose Plan may not be necessary if a sufficient level of detail for the Neighborhood Center is included in the Specific Plan.

Plan Description

This Specific Plan II, combined with the Master Developer Mountain House Commercial, Office & Industrial Design Manual as referenced, will serve as the Special Purpose Plans for Neighborhood Centers within SPII. This document describes the conceptual layout and design and requirements relative to uses, locations, access, physical relationships, pedestrian facilities, and service requirements for each Neighborhood Center, and provides an adequate level of detail such that the need for and detail of subsequent, discretionary permits may be minimized where development applications are found consistent with this Specific Plan.

There are five Neighborhood Centers in SPII, four in the family neighborhoods of Neighborhoods C, D, H, and L, and one in the mixed active adult and family neighborhood of Neighborhood K. Each Neighborhood Center includes a K-8 school with a contiguous neighborhood park and a one-acre neighborhood commercial area surrounded by residential uses (see s 4.21 to 4.25).

Neighborhood Centers are located in the middle of each neighborhood, providing easy access from all surrounding residential areas. Each site is unique in shape and orientation in order to reinforce the identity of each neighborhood. A primary goal is to provide for the integration of uses and activities within and adjacent to the Neighborhood Center. A variety of public and private uses are encouraged with a common architectural and landscape theme used throughout, compatible with the residential character of the neighborhood. Shared use of school buildings, park and school facilities and school parking is anticipated.

The K-8 schools are the largest land uses within the Neighborhood Centers. Each school occupies approximately 16 acres in a central location within the neighborhood. The designs facilitate community use of facilities during non-school hours, pursuant to the Joint Use Facilities Agreement between the Lammersville Unified School District and the MHCS D.

A five-acre Neighborhood Park will be located adjacent to each school site (see Figure 3.1: SPII Land Use). The parks will provide the primary open space amenity for the surrounding residential areas within the neighborhood, and will create a sense of arrival when entering the neighborhoods.

As required by the Master Plan, Neighborhood Commercial areas are intended to serve the daily needs of people in the neighborhood. They are an integral part of the Neighborhood Center concept and will share a common theme, landscaping and convenient pedestrian connections to neighborhood residential areas, the school and park.

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

'C' Neighborhood Center

The 'C' Neighborhood Center (Figure 4.21) is bounded on the west side by a distinctive, curvilinear collector loop street connecting to Central Parkway. The site forms the terminus of an entry collector street from both Central Parkway and Great Valley Parkway. The site separates lower density residential uses to the west and higher density uses to the north, east and south. Alley-served lots front the street to the east of the school and park sites.

The school is located south of the park, with school vehicular access and parking anticipated from the east side of the site, while the park joint-use area is located on the east side of park, adjacent to school play areas.

The Neighborhood Commercial site is located across Vecindad Street. The streets surrounding the site will buffer and help to separate the commercial area from adjacent homes.

'D' Neighborhood Center

The 'D' Neighborhood Center (Figure 4.22) serves as the focus for a diverse neighborhood encompassing the Specific Plan II residential areas, the Village Center at Grant Line and Central Parkway, the High School and the residential uses in Specific Plan III, to the east. The site is an east/west oriented rectangular site with Neighborhood Park uses located west of the K-8 school. The west side of the site is bounded by a Collector street separating the High School and residential areas. The site forms terminus of an entry collector street from De Anza Boulevard, through Specific Plan III. Alley-served lots front the streets to the south and east of the school and park sites.

The Neighborhood Park is located to provide a separation between the High School and K-8 school uses. Vehicular access and parking for the school site is anticipated from the collector street on the north side of the site. The park joint-use area is located on the south side of the park, away from the Neighborhood Commercial across the collector street.

The primary façade of the Neighborhood Commercial use will face the park. A wall and landscape buffer help to separate the commercial area from adjacent homes.

'H' Neighborhood Center

The 'H' Neighborhood Center (Figure 4.23) is a northeast/southwest oriented rectangular site at the terminus of entry Collector streets from Great Valley Parkway and De Anza Boulevard. The north side of the park is bounded by a Collector street that generally parallels Byron Road, connecting between Great Valley Parkway and De Anza Boulevard. Alley-served lots front the streets to the northwest and southeast of the school and park sites.

The Neighborhood Park is north of the school site with the joint use area on the west side, away from the neighborhood commercial site. School buildings area centrally located within the school site, with vehicular access and parking anticipated from the west side.

The Neighborhood Commercial site is located east of the park, across the collector street. The primary building façade is oriented toward the park. A wall and landscape buffer help to separate the commercial area from adjacent homes.

'K' Neighborhood Center

The 'K' Neighborhood Center (Figure 4.24) is situated at the terminus of entry collector streets from Central Parkway. The Neighborhood Center is primarily an east-west rectangular site, with a narrow Neighborhood Commercial area extending south of the K-8 school to Central Parkway. Landscape and building orientation within the site are intended to accentuate the relationship between Neighborhood 'J' to the south, and the collector street entry from Central Parkway. The collector street on the south side of the K-8 school generally separates Lower Density Residential uses to the north and Medium Density Residential uses to the south. The lots fronting the K-8 school on this Collector street are alley-served.

Within the site, the Neighborhood Park is located immediately north of the school. Vehicular access and parking for the school is anticipated on the south side of the site.

The Neighborhood Commercial area will be separated from the adjacent homes by a masonry wall and landscape buffer.

Sidewalks on the adjacent roadways connect the Neighborhood Center uses with the nearby lake/open space trail network (see Figure 9.2: SPII Bicycle and Pedestrian System).

'L' Neighborhood Center

The 'L' Neighborhood Center (Figure 4.25) is an east/west oriented site in the center of this water-oriented neighborhood. The site is rectangular on three sides with a distinctive circular street along the frontage of the Neighborhood Park and the adjacent lakes/open space. Convenient pedestrian connections will be provided between Neighborhood Center uses and the lake/open space trail network (see Figure 9.2: SPII Bicycle and Pedestrian System).

Vehicular access and parking for the school is anticipated from the Collector street along the north side of the site. Neighborhood Commercial uses area located east of the park, across the collector street. Commercial buildings may orient toward the park or lake/open space.

SPII Implementation Measures

1. **Land Use.** Neighborhood schools, parks and commercial sites shall be located as indicated by Figure 3.1: SPII Land Use. Land uses that are permitted in the Neighborhood Centers shall be as specified by the Mountain House Development Title.
2. **Site Design.** The site design of Neighborhood Centers shall be generally consistent with the conceptual designs indicated in Figures 4.21 to 4.25, subject to minor modifications during preparation of Tentative Maps, MHCSO requirements, or Lammersville Unified School District requirements.
3. **Neighborhood Center Boundaries.** The boundaries of Neighborhood Centers shall include the Neighborhood Center uses (school, park, neighborhood commercial), surrounding roadways and immediately adjacent residential areas. Final dimensions and configurations for residential uses shall be determined by the Tentative Map for each area.
4. **Subsequent Development Plans.** Subsequent development plans for all uses within the boundary of the Neighborhood Centers shall be consistent

with the requirements and intent of this Specific Plan and with the Development Title and other applicable Community Approvals.

5. **Discretionary Permits.** Discretionary permits for land uses in Neighborhood Centers may be waived, at the discretion of the Community Development Director, if the provisions of this Specific Plan and other Community Approvals are met and there are no unresolved planning issues. The County and the MHCS D shall work with the school district to ensure that the school plans complement and are consistent with the other portions of the Neighborhood Center.
6. **Amendments.** The density of residential uses may change without an amendment to the Special Purpose Plan, provided that such changes do not adversely impact other features of the Plan.
7. **Other Modifications.** Minor modifications to the Specific Plan without a formal Plan Amendment including reconfigurations, placement of facilities or land use relationships which do not violate or adversely impact other elements of the Plan may be permitted subject to approval by the Community Development Director.

Integration of Uses

8. **Central Location.** Each Neighborhood Center shall be centrally located within its neighborhood, generally no further than 1/2 mile as measured in a straight line radial from any residence in the neighborhood. All Neighborhood Center uses shall be situated adjacent to collector streets, with direct sidewalk or through-block connections to pedestrian walks, bikeways or trails.
9. **Accessibility.** Neighborhood Centers shall be easily accessible from the neighborhood street system. Local streets serving adjacent residential areas shall form an interconnected network of residential streets. Street layout should prevent, where feasible and reasonable, the need to 'backtrack' by pedestrians and bikes.
10. **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 (MHCS D), in accordance with MHCS D transit facility policies and programs.
11. **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.)
12. **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.
13. **Common Architectural Theme.** A consistent architectural theme shall be used throughout the Neighborhood Center, and implemented through Design Manuals. Buildings shall be compatible with a common architectural

theme designated for the neighborhood, and shall utilize common forms, details, materials and colors. The common theme will be established by the Master Developer. Building details such as entries, columns, articulation of windows, overhangs, trellises, gates, fences, and furnishings, shall be emphasized.

14. **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.

K-8 School

Requirements contained herein 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 Special Purpose Plan.

15. **Phasing.** Each school is anticipated to be built in a single phase with construction timing to be determined by the Lammersville Unified School District.
16. **Parking.** The site plans shall include an on-site parking lot for staff and visitors. As contained in the Lammersville Unified School and MHCS D Joint Use Agreement, the school parking lots will be available for park uses after school hours. Additional on-street parking will be provided along both sides of the streets bordering the school and park, as determined by the MHCS D.
17. **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.
18. **Pedestrian and Bicycle Circulation.** Pedestrian access shall be from a continuous network of sidewalks along all streets. Bicycle access shall be from a network of Class III bike routes along collector streets within the neighborhood. 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.
19. **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 fence acceptable to the School District/MHCS D. 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.

20. **Landscaping and Signs.** 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.

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

Neighborhood Parks

23. **Joint Use.** Subject to the terms of the Joint Use Agreement between the MHCS D and the Lammersville Unified School District, 2.4 acres of the park site will be developed as a joint use facility. A combination of active and passive use areas will be provided, with the active field areas occurring within the designated joint use area.

24. **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 MHCS D, or as required by Community Approvals.

The Neighborhood Park will not include off-street parking, restrooms, or recreational field lighting.

25. **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.

26. **Parking.** On-street parking shall be provided along both sides of surrounding collector and local streets, subject to MHCS D approval.
27. **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.
28. **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, as defined by the Master Developer, and per MHCS D approval and Community Approvals.
29. **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. No field lighting shall be allowed.

Primary lighting shall be provided by ambient street lighting.
30. **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.
31. **Site Approval.** This Specific Plan fulfills the Site Approval requirement for neighborhood parks in Neighborhoods C, D, H, K, and L, as long as final and construction plans are in substantial conformance with this Specific Plan.
32. **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 collector street intersection 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.

Neighborhood Commercial

33. **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 (see the Mountain House Development Title).

Outdoor eating, gathering, or other plaza areas shall be included in the subsequent site plans.
34. **Vehicular Access and Parking.** Off-street parking shall be located to rear of buildings. Additional parking will be available on adjacent streets.
35. **Pedestrian and Bicycle Access.** Bicycle access will be provided from collector streets (Class III routes). Pedestrian access shall be from sidewalks. On-site walkways shall connect to street sidewalks or drives.

Crosswalks shall be provided at street intersections, as determined by the MHCSD, 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 MHCSD. Materials and treatments shall be consistent with the MHCSD Design Manual.

Bicycle racks and/or lockers shall be located near building entries, and may be located near transit stops.
36. **Architecture.** As addressed in the Master Developer Mountain House Commercial, Office and Industrial Design Manual, buildings shall reflect the common theme established for the neighborhood, compatible with surrounding residential uses. Building details shall emphasize gabled roofs, overhangs, entries, articulation of building facades, windows, trellises, arbors and other human-scale elements, consistent with applicable design regulations.

Large unbroken expanses of siding, glass or roofs are prohibited.

Reflective window glazing is prohibited.
37. **Landscaping.** Landscaping shall utilize the designated neighborhood plant palette for shade trees and flowering accent trees per the MHCSD 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.

Trellises, arbors, fountains, special paving or other such elements should be used to enhance the pedestrian environment and reinforce the common theme.
38. **Walls.** A masonry sound/privacy wall shall be provided between parking areas and any abutting residential uses.
39. **Lighting.** Lighting fixtures shall match fixtures selected for the entire Neighborhood Center (see the MHCSD Design Manual). Pedestrian scale fixtures, walk lighting, building entry lighting or other accent lighting shall be provided. Parking lot lights should be designed to minimize the height of poles and to minimize glare on adjacent properties.

Adjacent Residential Uses

40. **Building Placement and Architecture.** Residential buildings 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.
- Garages 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. Garages may be detached or attached. Detached garages are encouraged.
41. **Driveways.** Driveways on collector streets and around the school and park shall be narrow, limited in width to a maximum of twelve feet, until flared out near the garage. 'Hollywood' drives, incorporating a narrow planting area between paved wheel strips are encouraged. Residential driveways should also be "paired" as much as possible to maximize unobstructed lengths of front yard space as well as to minimize auto egress/street conflicts.
42. **Pedestrian and Bicycle Access.** Pedestrian access between residential areas and the school and park should occur primarily from sidewalks along local and collector streets. Use of through-block connections should be minimized, and approved by the MHCS D General Manager.

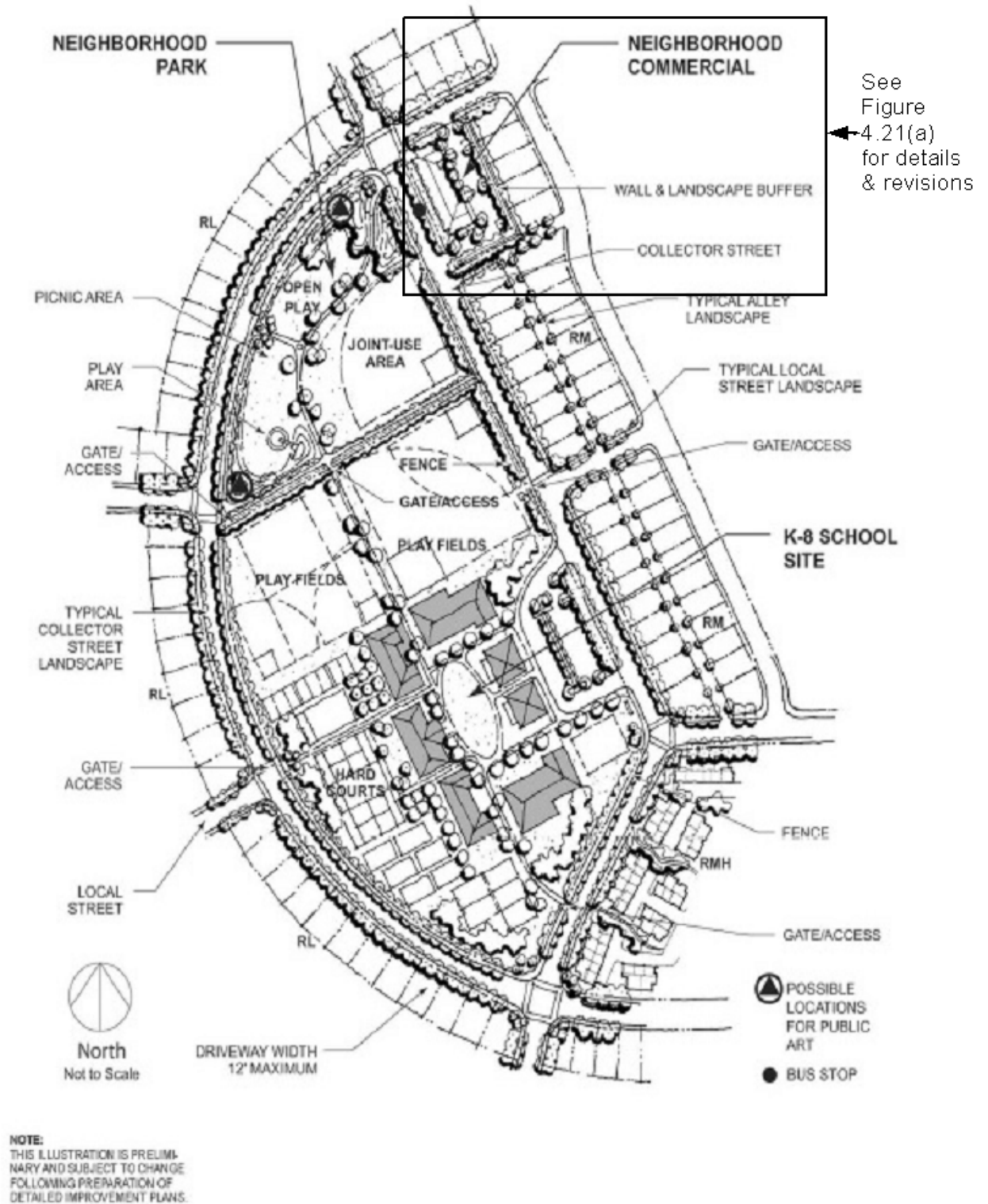


FIGURE 4.21 – NEIGHBORHOOD 'C' CENTER

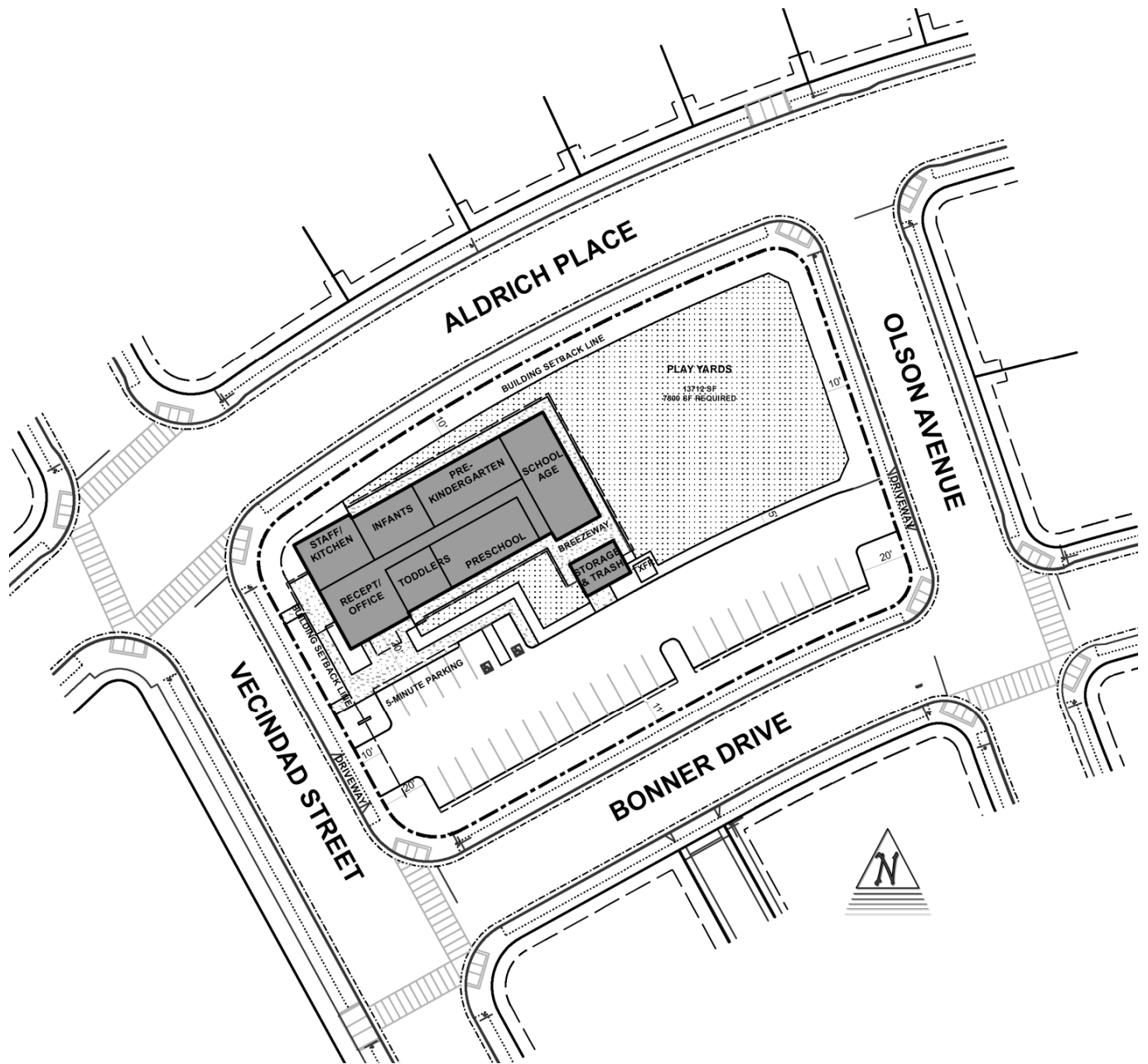


FIGURE 4.21 (a) – NEIGHBORHOOD COMMERCIAL – CHILDCARE CENTER ALTERNATIVE

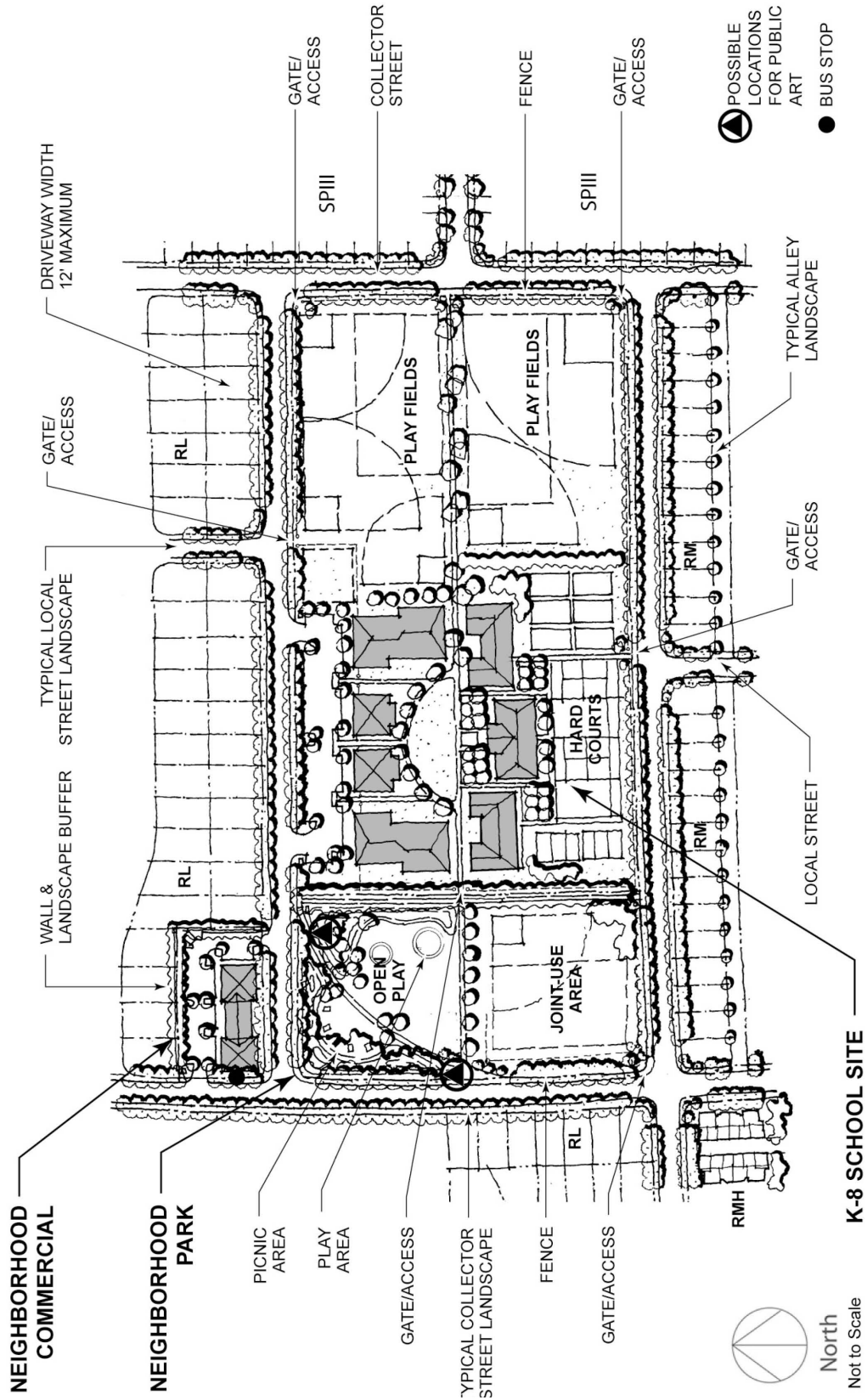


FIGURE 4.22 – NEIGHBORHOOD 'D' CENTER

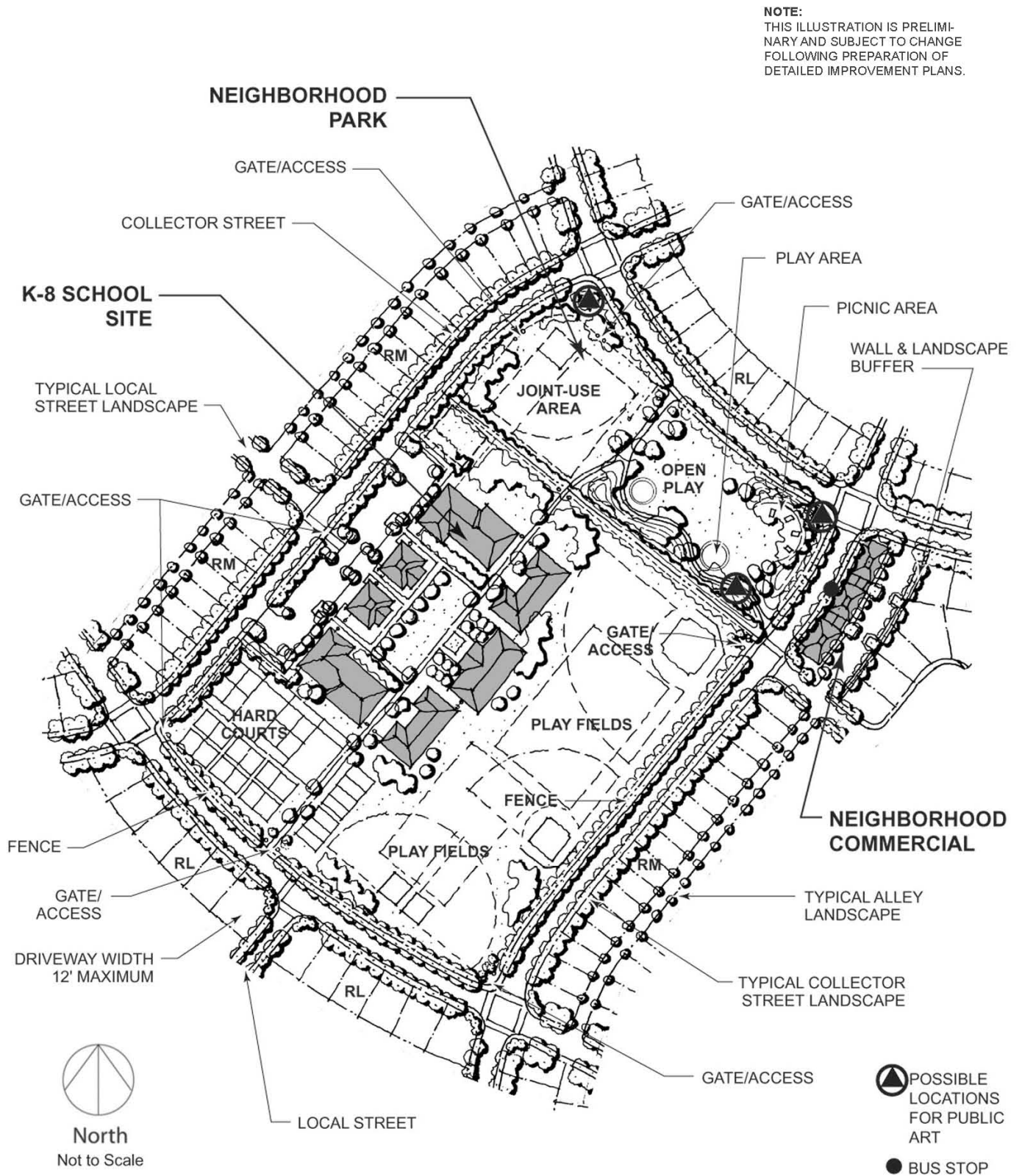


FIGURE 4.23 – NEIGHBORHOOD 'H' CENTER

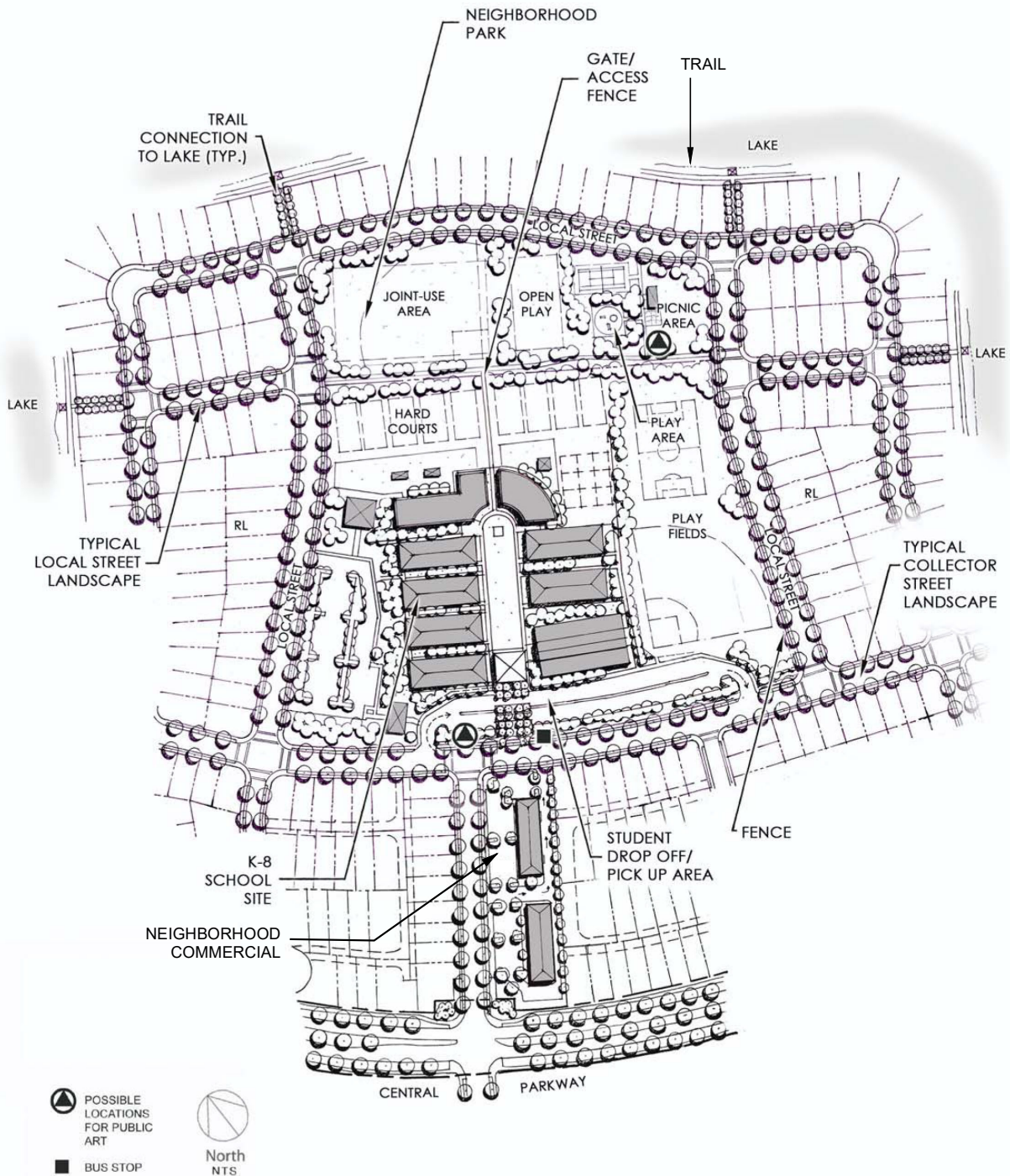


FIGURE 4.24 – NEIGHBORHOOD 'K' CENTER

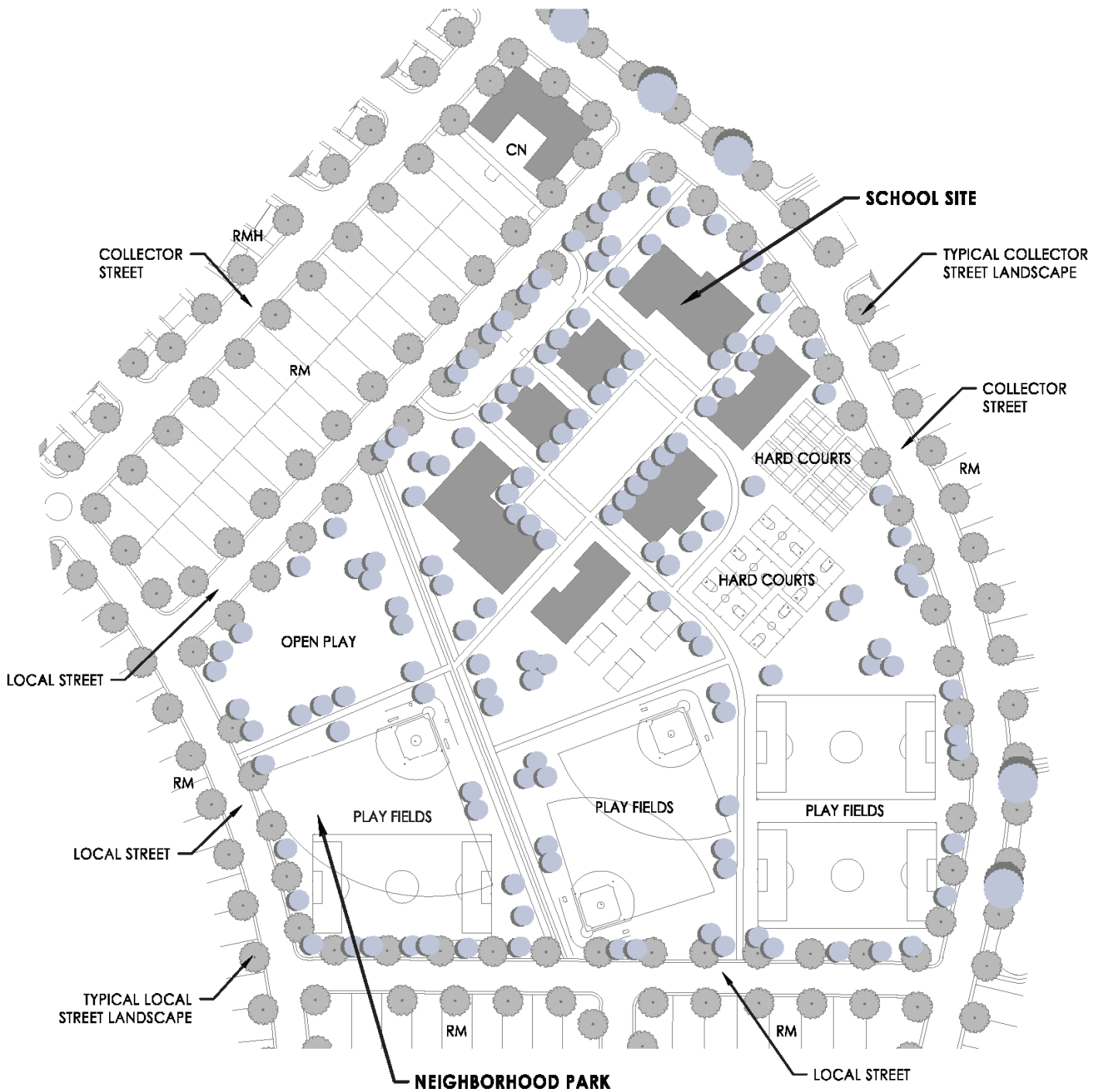


FIGURE 4.25 – NEIGHBORHOOD ‘L’ CENTER



FIGURE 4.27 – NEIGHBORHOOD ‘I’ CLUBHOUSE/RECREATION CENTER