

## **CHAPTER FOUR**

### **DEVELOPMENT AND DESIGN**

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<b>4.1</b>	<b>INTRODUCTION</b>	<b>4.1</b>
<b>4.2</b>	<b>DEVELOPMENT STANDARDS</b>	<b>4.1</b>
	4.2.1 Lot and Structure Standards	4.1
	4.2.2 Grading Standards	4.1
	4.2.3 Parking and Loading Requirements	4.2
	4.2.4 Building Requirements	4.2
	4.2.5 Signage	4.3
	4.2.6 Lighting	4.4
	4.2.7 Walls and Fences	4.4
	4.2.8 Site Furnishing	4.5
	4.2.9 Public Art and Monuments	4.8
	4.2.10 Siting Criteria for Community Facilities	4.9
	4.2.11 Gas and Electric Transmission Easements	4.10
<b>4.3</b>	<b>COMMUNITY EDGES</b>	<b>4.10</b>
	4.3.1 Community Edges	4.10
	4.3.2 West Edge Treatment	4.11
	4.3.3 East Edge Treatment	4.13
	4.3.4 South/Freeway Edge Treatment	4.15
	4.3.5 North Edge at Regional Park	4.16
<b>4.4</b>	<b>ENTRIES</b>	<b>4.32</b>
	4.4.1 Community Gateways	4.32
	4.4.2 Community Entries	4.32
	4.4.3 Arterial Intersections	4.33
	4.4.4 Neighborhood Entries	4.33
<b>4.5</b>	<b>LANDSCAPE CONCEPT AND POLICIES</b>	<b>4.40</b>
<b>4.6</b>	<b>SPECIFIC PLAN REQUIREMENTS</b>	<b>4.45</b>

**LIST OF FIGURES**

Figure 4.1:	Community Walls Location Plan	4.6
Figure 4.2:	Community Sound Wall, Typical Plan	4.7
Figure 4.3:	Community Edge Treatment Key Map	4.17
Figure 4.4:	Community West Edge at Great Valley Parkway	4.18
Figure 4.5:	Community West Edge at Residential and Community College (Alternative 1, 2, and 3)	4.19

<b>Figure 4.6:</b>	<b>Community West Edge at Commercial</b>	<b>4.20</b>
<b>Figure 4.7:</b>	<b>Community East Edge at Mountain House Parkway (Main Street to Byron Road) – Replaced by Figure 4.9</b>	<b>4.21</b>
<b>Figure 4.8:</b>	<b>Community East Edge at Mountain House Parkway (Mascot Boulevard to Main Street) – Replaced by Figure 4.9</b>	<b>4.22</b>
<b>Figure 4.9:</b>	<b>Community East Edge at Mountain House Parkway (I-205 to Byron Road)</b>	<b>4.23</b>
<b>Figure 4.10:</b>	<b>Community East Edge at Mountain House Parkway (Central Parkway to Grant Line Road) – Superseded by Figure 4.9</b>	<b>4.24</b>
<b>Figure 4.11:</b>	<b>Community East Edge at Mountain House Parkway (I-205 to Central Parkway) – Replaced by Figure 4.9</b>	<b>4.25</b>
<b>Figure 4.12:</b>	<b>Community East Edge at Byron Road (Wicklund Road to Mountain House Parkway)</b>	<b>4.26</b>
<b>Figure 4.13:</b>	<b>Community East Edge at Public Use/General Industrial</b>	<b>4.27</b>
<b>Figure 4.14:</b>	<b>I-205 Edge at Business Park</b>	<b>4.28</b>
<b>Figure 4.15:</b>	<b>I-205 Edge at Community College</b>	<b>4.29</b>
<b>Figure 4.16:</b>	<b>Community Southwest Edge at Community College</b>	<b>4.30</b>
<b>Figure 4.17:</b>	<b>Community North Edge at Regional Park</b>	<b>4.31</b>
<b>Figure 4.18:</b>	<b>Entries Location Plan</b>	<b>4.34</b>
<b>Figure 4.19:</b>	<b>Entry Landscape Easements</b>	<b>4.35</b>
<b>Figure 4.20:</b>	<b>Primary Entries Concept</b>	<b>4.36</b>
<b>Figure 4.21:</b>	<b>Arterial Intersection Concept</b>	<b>4.37</b>
<b>Figure 4.22:</b>	<b>Neighborhood Entries Concept</b>	<b>4.38</b>
<b>Figure 4.23:</b>	<b>Typical Neighborhood Entry-Elevation</b>	<b>4.39</b>
<b>Figure 4.24:</b>	<b>Landscape Concept Diagram</b>	<b>4.41</b>

## **CHAPTER FOUR: DEVELOPMENT AND DESIGN**

### **4.1 INTRODUCTION**

This chapter presents development and design policies, which will provide the basis for development of the entire Master Plan area.

Additional design regulations and requirements are found in the County Development Title, the MHCSD's Design Manual, and Design Guidelines for the community.

### **4.2 DEVELOPMENT STANDARDS**

The following section discusses standards for site development and building that apply to all development within Mountain House. Development Standards shall be in accordance with the County Development Title, the Mountain House Development Title, and/or Department of Public Works Improvement Standards unless addressed specifically below, or in subsequent Specific Plans.

The overall objective for development standards is to provide a guide for all development within Mountain House and to assure a high level of quality in the construction and operation of public and private buildings, open spaces and facilities.

Standards for street rights-of-way are presented in Chapter Nine: Transportation and Circulation.

#### **4.2.1 Lot and Structure Standards**

Lot and structure regulations shall be consistent with the County Development Title which contains provisions for Mountain House.

#### **4.2.2 Grading Standards**

Due to the gentle (approximately 1%) slope of the Mountain House area, grading is not a major component of construction, and the general topography of the land will not be significantly altered.

Chapter Six: Public Health and Safety, contains additional provisions related to geologic hazards including erosion and sedimentation.

#### **Policies:**

- a) Grading practices within the community shall 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.
- b) Residential lots shall be graded to direct storm water runoff towards public streets or easements and not across adjacent private property.

- c) Commercial and industrial sites shall be graded to direct on-site storm water runoff to public facilities and not across adjacent private property.
- d) Grading operations shall be planned and implemented to efficiently control erosion and sedimentation.
- e) Sites developed adjacent to undeveloped property shall establish perimeter grades no lower than the adjacent land, and no more than one foot higher, unless accommodated within a landscaped area. Slopes within these areas shall not exceed 3:1 horizontal to vertical.
- f) Perimeter grades adjacent to developed properties shall match the adjacent grade, plus or minus one-half foot, unless occurring within a landscaped area.
- g) All site areas shall be graded to ensure positive drainage.
- h) Residential lots shall be graded such that the finished floor elevation is at least 12 inches above the street curb.
- i) In order to help minimize visual impacts of Arterial streets, curb grades should be established 6-12 inches below the finished grade at the right of way line. Roadway median strips should be graded with a crown height approximately 6-12 inches above the curb, for a typical 14-foot wide median.
- j) Berms, channels and swales shall be shaped in such a way as to appear an integral part of the graded or paved surface, and designed with smooth transitions between changes in slope.

**Implementation:**

- a) Grading Requirements for Specific Plans. All Specific Plans shall provide typical grading details and grading concepts for any special conditions unique to the particular Specific Plan area, and not addressed by this Master Plan. Such conditions are expected to include areas along the Old River and within Neighborhood A/B.

**4.2.3 Parking and Loading Requirements**

All land uses shall follow the standards of the County Development Title, and as addressed in Chapter Nine: Transportation and Circulation.

**4.2.4 Building Requirements**

The architectural character of Mountain House will consist of a variety of styles and building types. The intent is to encourage distinct areas of the community to develop a unique architectural character which will be consistently applied throughout that area.

**Policy:**

- a) The architectural character of Mountain House shall be varied but shall be consistent within distinct areas of the community.

**Implementation:**

- a) Mountain House Design. The County Development Title, the MHCS Design Manual, and Design Guidelines shall address building requirements and architectural design guidelines for the various areas of Mountain House.
- b) Focus Areas. Special Purpose Plans for focus areas including Neighborhood Centers, Village Centers, Mixed-Use areas, the Freeway Commercial area, and the Central Commercial area shall describe more detailed site plans and guidelines for architecture. Such architectural treatments shall be coordinated with designs for landscape, lighting, signage, and site furnishings. Special Purpose Plans for Neighborhood Centers shall be approved prior to approval of the first Development Permit for the Neighborhood. Other Special Purpose Plans shall be approved prior to approval of the first Development Permit within the focus area (see Chapter Seventeen: Implementation).
- c) Industrial and Commercial Design Guidelines. Development standards and guidelines shall be developed for the business park and other industrial or commercial uses as part of comprehensive Design Guidelines for the respective areas. Design Guidelines shall be consistent with the Master and Specific Plans and other County adopted plans for Mountain House, and shall be submitted to the County prior to approval of Final Maps, Parcel Map or other Development Permits.

**4.2.5 Signage**

Signs throughout Mountain House will aid in establishing the sense of quality, continuity and character for the community, in addition to conveying necessary information.

In general, signs should be utilized only where necessary and in an understated manner, emphasizing an image of permanence and quality. The purpose of permanent signage is to convey information, to aid in identifying Neighborhoods or other special areas and to add an element of consistency. The advertising function of signs should be minimized. All permanent signs and monuments should be constructed of durable, high quality materials such as stone, metal or masonry.

**Policy:**

- a) All signs shall conform to the County Development Title and to applicable provisions in Specific Plans and Special Purpose Plans.

**Implementation:**

- a) Sign Regulations. The County Development Title and/or the MHCS Design Manual shall contain sign regulations for Mountain House. Design Guidelines shall also contain sign standards.

**4.2.6 Lighting**

In general, lighting will be designed to minimize light levels for any given application and to emphasize high use areas or objects to be lighted. Low level, pedestrian scale fixtures will be utilized to the degree possible.

**Policies:**

- a) Lighting throughout Mountain House shall be designed to differentiate use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents and users.
- b) Lighting throughout Mountain House shall be designed to minimize glare and impacts to adjacent land uses, especially residences.

**Implementation:**

- a) Lighting Requirements. Lighting requirements for community and Neighborhood streets, parking lots, pedestrian and entry areas, recreation areas and athletic facilities, landscape, service areas and security, and signs shall be addressed in the County Development Title and/or MHCS Design Manual.

**4.2.7 Walls and Fences**

Walls and fences will be an important component in the environment of Mountain House, providing privacy, security, shape important public spaces and help establish the character of the community.

**Policies:**

- a) Walls and fences shall be located and designed to assist in establishing the character of the community.
- b) Community walls shall be blended into the overall landscape and shall not become the dominant visual element of the community.
- c) Community walls shall be located along all R/L, R/VL, and R/M uses abutting Arterial streets, except for Central Parkway and other Arterial streets where homes are served by rear alleys or streets (see Figure 4.1)
- d) To avoid long continuous lengths of community wall/sound wall, residential areas abutting Arterial streets shall be designed to incorporate the following (see Figure 4.2):

- offsets in the location of walls and fences;
  - breaks in privacy walls to allow pedestrian and bicycle connections to the Arterial street;
  - cul-de-sacs extensions to near the arterial right of way and provide an opening from the Arterial into the Neighborhood;
  - wall height limitation of seven feet, if possible; and
  - provide extensive landscaping along walls to visually “soften” or hide the wall, and integrate the wall into the streetscape.
- e) Where applicable, low berms shall be used to reduce the height of walls. Walls shall not exceed seven feet in height, not including berming, except on Grant Line Read and Byron Road where specific noise mitigation may require exceeding the 7-foot maximum height.
- f) The use of walls or fences shall be minimized throughout Industrial and Commercial areas.
- g) View (open) fences shall generally be required for land uses abutting the Mountain House Creek Community Park corridor, Old River Regional Park, the nature preserves in Neighborhoods I and J, and the trail along the Union Pacific Railroad right-of-way in Neighborhood J. These abutting land uses include, but are not limited to, single family residential, multi-family residential, commercial development, and other park uses.
- h) View fencing shall utilize a common design for each corridor or open space area, including Mountain House Creek Community Park, Old River Regional Park, the nature preserves in Neighborhoods I & J, and the trail along the Union Pacific Railroad right-of-way.
- i) Any fencing around the Neighborhood Park should generally be compatible with that of the Neighborhood school site. Where used, chain link should be black painted or black vinyl clad fencing.

**Implementation:**

- a) Wall and Fence Requirements. Specific Plans and Special Purpose Plans, as appropriate, shall address the design of community and Neighborhood walls, privacy fences, and open fences.

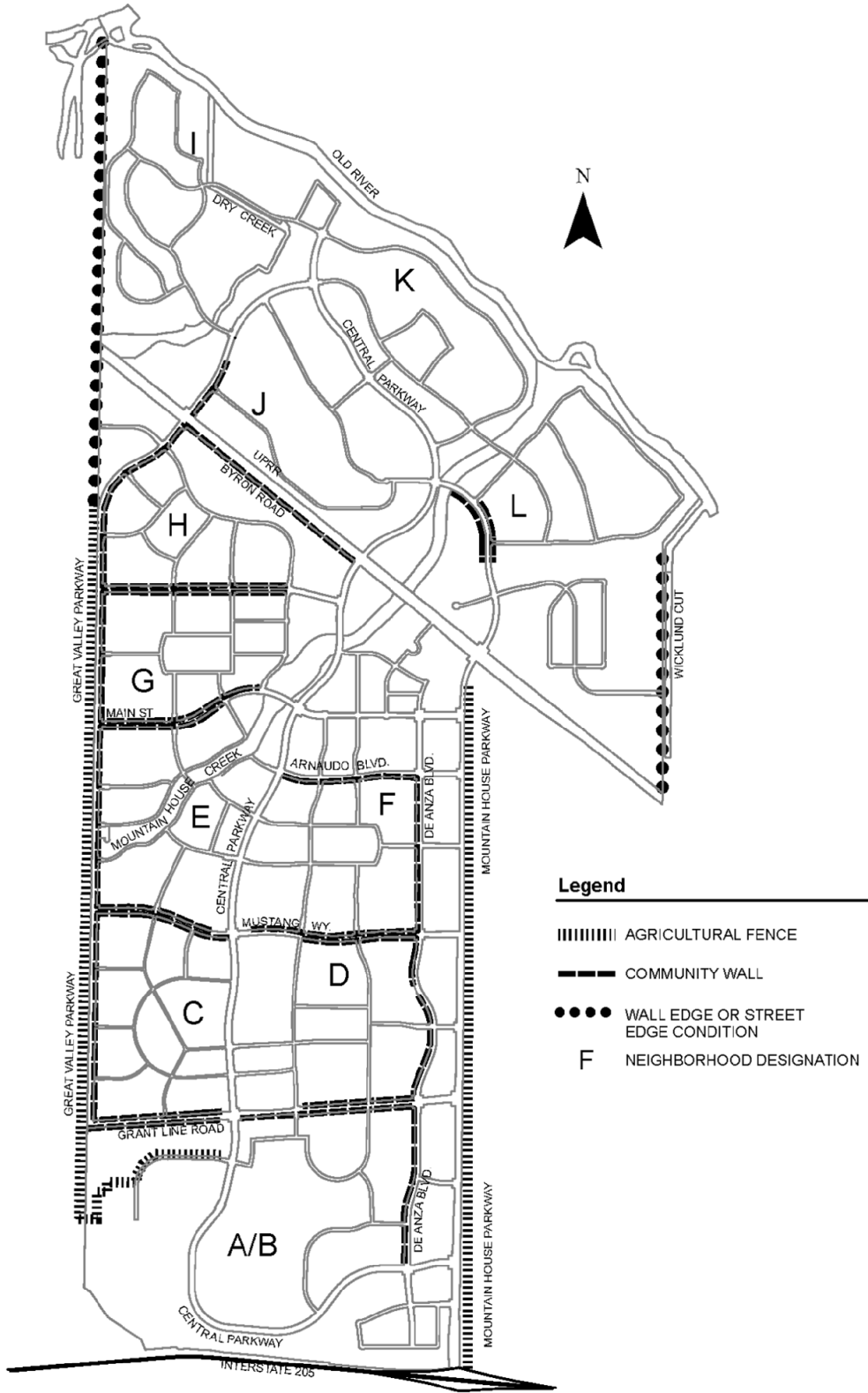
**4.2.8 Site Furnishings**

Site furnishings, including bus shelters, newspapers stands, benches, drinking fountains, trash urns, mailboxes, and other similar elements, are an integral component in establishing a distinct character for Neighborhoods and discrete areas of Mountain House.

**Policies:**

- a) Site furnishings shall be located and designed to assist in establishing the distinct character of an area.





**FIGURE 4.1 – COMMUNITY WALLS LOCATION PLAN**

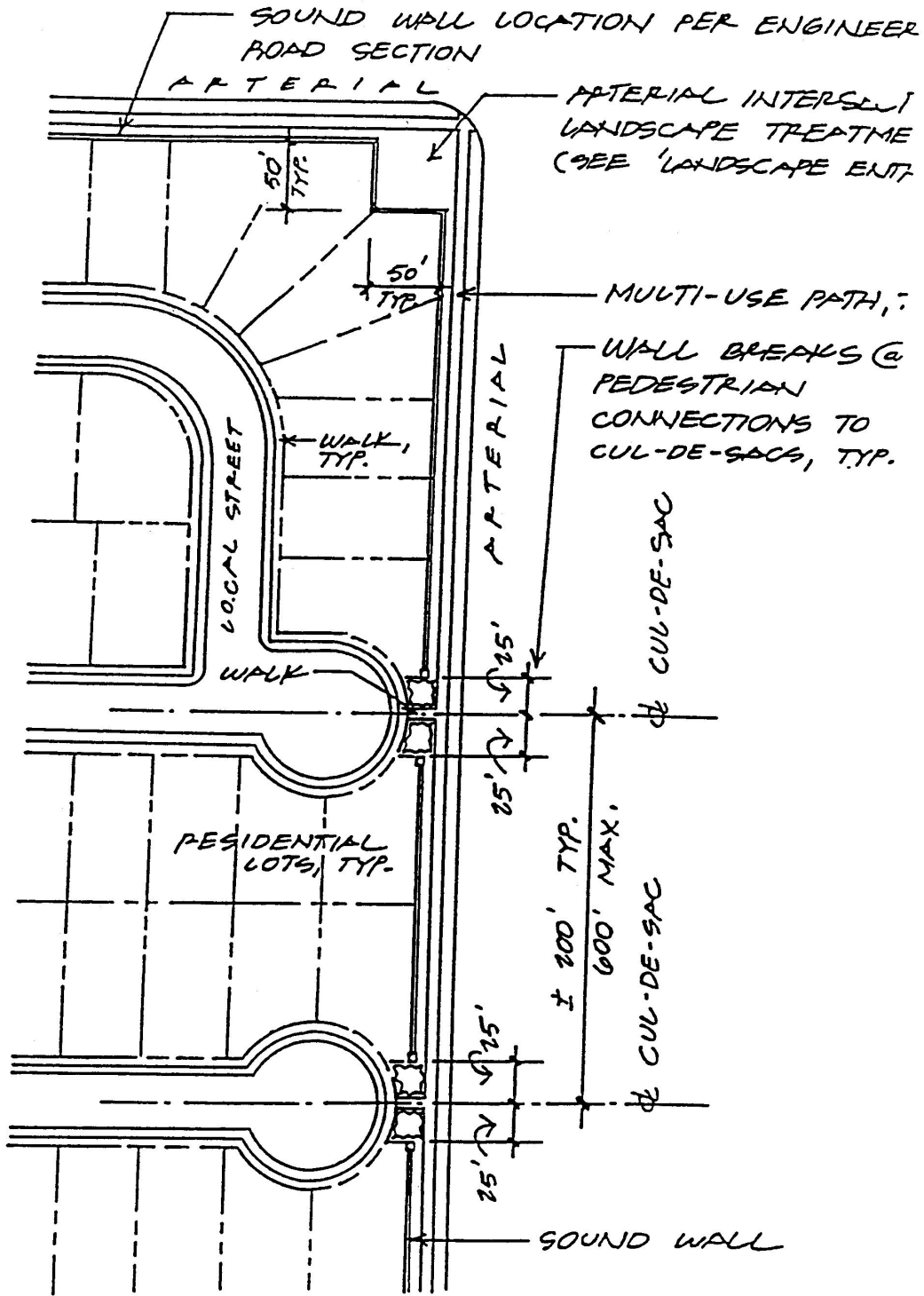


FIGURE 4.2 - COMMUNITY SOUND WALL, TYPICAL PLAN

- b) Site furnishings should be consistent within, but vary between the following areas:
- Each residential Neighborhood;
  - Town Center;
  - Each Village Center;
  - Mountain House Business Park;
  - Mountain House Parkway Employment Corridor;
  - Old River Industrial Park; and
  - Other discrete areas defined by future Specific Plans.

**Implementation:**

- a) Site Furnishing Requirements. The MHCS Design Manual shall address the design and location of site furnishings on public sites including bus shelters, newspaper stands, benches, drinking fountains, trash urns, mailboxes, and other similar elements.
- b) Other Site Furnishing Requirements. Specific Plans and Special Purpose Plans shall describe locations and provisions for site furnishings that are important to the implementation of the Plan and applicable only to that Plan Area. These site furnishings shall conform with the Development Title and MHCS Design Manual, unless otherwise specified.

**4.2.9 Public Art and Monuments**

Public art is intended to enhance the visual appearance and cultural interest of public and private properties open to the general public. In general, public art will consist of sculpture, fountains, entry monuments, murals, and other art forms. Public art may be placed in parks, lobbies, plazas, entrances to communities, civic buildings, or other locations that are visible to the public.

**Policy:**

- a) Public art shall be incorporated into the development of public and private areas that are open to the general public.

**Implementation:**

- a) Provisions for Public Art. Special Purpose Plans for focus areas including the Neighborhood Centers, Village Centers, Freeway Commercial area, and Central Commercial area shall include provisions for public art applicable to that focus area. Special Purpose Plans for focus areas shall be approved prior to approval of the first Development Permit for the focus area (see Chapter Seventeen: Implementation).
- b) Town Center. The Town Center Specific Plan shall include provisions for public art.

#### 4.2.10 Siting Criteria for Community Facilities

The purpose of siting criteria is to minimize land use conflicts and avoid aesthetic, functional, or other impacts to surrounding areas.

**Policies:**

- a) Public facilities that have internal functions that could be a threat to the health and safety of the community shall be sited in such a manner as to minimize the impact.
- b) Those public facilities that are of poor visual quality or conflict with the visual character of adjacent land uses shall be sited to minimize the adverse visual impact on the adjacent uses and the community in general. Techniques for mitigation of visual impacts include buffering by walls, fences and/or landscaping, use of color to disguise facilities, and architectural design to reduce the perceived mass and bulk of the structures.
- c) Those public facilities that have the potential to generate noise to a degree that would be a nuisance to adjacent land uses shall be designed and sited to minimize such impacts.
- d) Any public facility that has, as a part of its function, the potential for generating odors that would be a nuisance to adjacent land uses shall be designed and sited to minimize such impacts.
- e) Those public facilities that are intended to be accessed by the public shall be sited within the community and within the Neighborhood in such a manner as to allow convenient public access and reduce the need for traffic on local streets.
- f) Governmental buildings, municipal services, and transportation systems shall be planned, designed, and constructed to minimize energy consumption by utilizing available, cost-effective technologies and design techniques.
- g) Infrastructure systems (e.g., water supply, transportation, wastewater) shall be planned, designed, and constructed to include cost-effective energy efficient designs and technology.

Siting criteria for individual facilities are presented in the following sections of this Master Plan:

- a) Water Supply - Chapter Twelve: Potable Water Systems.
- b) Wastewater Treatment - Chapter Thirteen: Wastewater Treatment and Collection System.
- c) Storm Drainage - Chapter Fifteen: Storm Drainage and Flood Protection.

- d) Fire and Police Facilities - Chapter Six: Public Health and Safety.
- e) Municipal Services Maintenance Yard - Chapter Thirteen: Wastewater Treatment and Collection System.
- f) Neighborhood and Community Parks - Chapter Seven: Recreation and Open Space.
- g) Transportation - Chapter Nine: Transportation and Circulation.
- h) Schools and Library - Chapter Five: Education, Child Care and Library Services.
- i) Utilities - Chapter Eight: Energy and Telecommunications.

#### **4.2.11 Gas and Electric Transmission Easements**

Setbacks from gas and electric transmission easements are addressed in Chapter Eight: Energy and Telecommunications.

### **4.3 COMMUNITY EDGES**

#### **4.3.1 Community Edges**

Mountain House is planned as a distinct new community that clearly separates the urban uses from surrounding agricultural and grazing uses. The edges of the community will consist of a variety of treatments creating a permanent boundary and buffer to the agricultural uses.

Figure 4.3: Community Edge Treatment Key Map identifies the location of various edge conditions around the community.

#### **Policies:**

- a) Community edge treatments shall be utilized to establish a distinct boundary between Mountain House and surrounding land uses. The edge treatments shall be designed to buffer the potential adverse effects of the new urban community upon adjacent agricultural lands, and vice versa.
- b) Edge treatments shall be designed to respond to the unique site conditions between Mountain House and adjacent off-site uses. Edge boundary treatments shall be visually distinctive, and shall discourage access by vehicles and pedestrians to the agricultural uses. The portions of edge treatments located in different Specific Plan Areas shall be designed and constructed to be consistent with adjacent edge treatments. Specific Plans contiguous with previously developed areas shall utilize the same design treatment as the previous Specific Plan. Modifications shall be limited to improved plant selection or other efforts to correct problems with existing edge treatments.

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

**Implementation:**

- a) Edge Treatments in Specific Plans. Specific provisions for edge treatments, consistent with the Master Plan shall be included in applicable Specific Plans.

**4.3.2 West Edge Treatment**

The community's west boundary encompasses a range of existing conditions, including non-irrigated farmland used for grazing in the southern portion, existing homes along Grant Line Road, irrigated farmland north of Mountain House Creek, and the Livermore Yacht Club and Del's Boat Harbor in the northernmost area.

The primary concern in these areas is the potential for conflicts between agricultural and urban land uses. In combination, the measures proposed for the west edge are intended to mitigate potential conflicts between agriculture and urban development to a level of insignificance, without creating other maintenance and ownership problems.

**Policies**

- a) Edge treatments along the west edge shall be designed to mitigate any potential impacts from aerial spraying.
- b) The treatment of the west edge shall consider the agricultural uses adjacent to the property and the proposed land uses within the community, and shall utilize a combination of elements appropriate to an urban/agricultural boundary condition. As appropriate, allowed uses along the west edge include:
  - Walls and fencing;
  - Earthen berms;
  - Bike lanes and pedestrian paths;
  - Landscape planting;
  - Major roadways;
  - Local streets;
  - Utility easements;

- Parking and storage within private lots; and
- Private yard area.

### **Community West Edge at Great Valley Parkway**

Figure 4.3 identifies this edge as Treatment 1, extending along the Alameda County line from Grant Line Road to the divergence of Great Valley Parkway from Alameda County line (see Figure 4.4: Community West Edge at Great Valley Parkway). The edge shall be a minimum of 210 feet in width.

- c) The treatment of this portion of the west boundary shall create an attractive and functional linear corridor, incorporating the following:
- Four lane, high speed roadway (Great Valley Parkway), connecting Grant Line Road to Byron Road (minimum 110' right of way);
  - Evergreen windrow tree planting on both sides of the roadway and in the median, to create an attractive boundary, help screen spray and dust, and mitigate prevailing westerly winds;
  - Continuous multi-use path on the west side of the roadway;
  - Agricultural wire fencing at the edge of the property boundary;
  - Continuous screening shrubs planted along the fenced boundary;
  - Sound/privacy wall planted with vines and screening shrubs along residential property lines on the east side of the roadway; and
  - 100-foot building setback (excluding garages and accessory structures) from the eastern right of way line of Great Valley Parkway to the nearest dwelling (minimum 210 feet to community boundary).

### **Community West Edge at Residential and Community College**

Figure 4.3 identifies this edge as Treatment 2, extending along the west edge where residential uses directly abut the County line. This condition includes three alternatives: where residential backs onto the community edge, and where a road fronts onto the community edge (see Figure 4.5: Community West Edge at Residential - Alternative 1, 2, and 3). This edge shall be a minimum of 100 feet in width.

- d) Residential uses immediately adjacent to the Alameda County Line shall incorporate the following:
- Minimum 100-foot setback from the community boundary to the nearest dwelling, the setback occurring within the rear yard of the residential properties; and
  - Continuous security fence or wall along the property line planted with vines.
- e) As shown on 4.5, an alternative to the above edge treatment shall consist of:
- Minimum 100-foot building setback, excluding garages, from the community boundary to the nearest dwelling; and

- Setback area including a residential street, landscaping within the right of way, and front or side yard landscaping.

### **Community West Edge at General Commercial**

Figure 4.3 identifies this edge as Treatment 3, extending along the west edge where General Commercial uses directly abut the County line (see Figure 4.6: Community West Edge at Commercial)

- f) The buffer between the County line and the General Commercial uses south of Byron Road shall consist of:
- A continuous wall or fence along the property line, planted with vines;
  - A 20-foot minimum landscape strip adjacent to the wall or fence planted with a row of vertical trees and large screening shrubs;
  - A minimum 100-foot building setback from the community boundary to the nearest building, including accessory commercial buildings; and
  - The required setback may include streets, parking, landscaping, screened trash receptacle areas, and recycle facilities. No open or fenced storage areas or other accessory uses shall be permitted.

### **4.3.3 East Edge Treatment**

The east edge of the project area, between the freeway interchange and Byron Road, is defined by the existing Mountain House Parkway. Existing uses within and adjacent to this edge are farmland and scattered rural residential development. North of Byron Road, the east edge parallels the Union Pacific railroad, Wicklund Road, and the Westside Irrigation Canal.

### **Community East Edge at Mountain House Parkway**

Figure 4.3 identifies this edge as Treatment 4, extending along Mountain House Parkway from I-205 to Byron Road. Figures 4.7 to 4.11 illustrate this edge treatment.

#### **Policies:**

- a) Land uses on the west side of Mountain House Parkway shall consist of commercial and industrial uses, with access from De Anza Boulevard or east-west cross streets.
- b) The eastern edge of the community shall consist of a linear corridor that serves as a buffer to adjacent agricultural areas and as an important entry into the community. The corridor shall include:
- A multiple lane, divided Arterial roadway replacing the existing Mountain House Parkway;
  - A minimum setback of 32 feet from the west edge of the roadway right-of-way to the nearest building;



- An open rail fence planted with vines along the property boundary;
  - Large, evergreen screening shrubs planted along the fence line;
  - An underground easement for storm drainage paralleling the eastern property line;
  - Multiple rows of trees along both sides and the median and other landscaping;
  - A multi-use path along the west side of the roadway; and.
  - Buffers and required setbacks as described in roadway sections (see Chapter Nine: Transportation and Circulation, Figures 9.21 to 9.26).
- c) Edge treatments shall be installed when any adjacent portion of Mountain House Parkway is improved.

### **Community East Edge at Byron Road**

Figure 4.3 identifies this edge as Treatment 5, extending along Byron Road from Mountain House Parkway to Wicklund Road. Figure 4.12 provides an illustration of this edge treatment.

- d) Land uses on the north side of Byron Road shall consist of the Union Pacific railroad right-of-way, with industrial uses further to the north. To the south will be continued agricultural uses outside the community.
- e) Byron Road shall be a six-lane Major Arterial in this area with a 122-foot right-of-way, 14-foot planted median, 12-foot planting areas and 6-foot Class II bike lanes on each side, and a security fence along the north side. Combined with the 100-foot railroad right-of-way, this edge shall be a minimum of 222 feet.
- f) The eastern edge of the community shall consist of a linear corridor that serves as a buffer to adjacent agricultural areas and as an important entry into the community. The corridor shall include:
- A multiple lane, divided Arterial roadway replacing the existing Mountain House Parkway;
  - A minimum setback of 32 feet from the west edge of the roadway right-of-way to the nearest building;
  - An open rail fence planted with vines along the property boundary;
  - Large, evergreen screening shrubs planted along the fence line;
  - An underground easement for storm drainage paralleling the eastern property line;
  - Multiple rows of trees along both sides and the median and other landscaping;
  - A multi-use path along the west side of the roadway; and
  - Buffers and required setbacks as described in roadway sections (see Chapter Nine: Transportation and Circulation, Figures 9.21 to 9.26).

### **Community East Edge at Public Use/General Industrial**

Figure 4.3 identifies this edge as Treatment 6, extending along the Westside Irrigation Canal from Byron Road to where the canal turns northeast to join Old River. Figure 4.13 provides an illustration of this edge treatment.

- g) Treatment of the wastewater treatment plant site and general industrial uses shall include:
  - A landscape buffer planted with tree windrows and large screening shrubs, west of the Irrigation Canal. The buffer shall occur within the required 10-foot parking setback or 15-foot building setback; and
  - A fence along the property boundary.
- h) Treatment of the golf course edge shall include:
  - Extension of the Old River regional Park south from Old River to the open space wetlands immediately north of the wastewater treatment plant.

#### **4.3.4 South/Freeway Edge Treatment**

The southern edge of the community along I-205 will include a landscaped building setback. This setback is intended to buffer the visual impact of the new community as seen from the freeway, and to mitigate the impacts of freeway noise on adjacent residential land uses.

#### **I-205 Edge Treatment at Mixed Use, Multi-Family and Business Park**

Figure 4.3 identifies this edge as Treatment 7, extending along the I-205 frontage from Mountain House Parkway to the PG&E power line easement. This edge includes the freeway service commercial area adjacent to I-205 and Mountain House Parkway. Figure 4.14: I-205 Edge Treatment provides an illustration of this edge treatment.

#### **Policies:**

- a) The landscape treatment shall serve as the visual edge of the community, and help establish the sense of arrival and identity from the freeway.
- b) The buffer area adjacent to the I -205 edge shall occur within the development area and shall include the following:
  - A 40-foot minimum privately maintained landscape setback adjacent to the freeway right of way, separating parking areas, drives and buildings from the freeway;
  - A security fence along the right of way;

- Groves of trees planted within the setback, and extending through parking areas or other landscape areas within the parcel; and
  - An optional broad, low berm to partially screen parking areas, yet allow views to buildings.
  - A combination of unoccupied structures and/or low walls to mitigate against possible noise impacts associated with placing residences in close proximity to the I-205 corridor.
- c) Grading and landscaping shall be utilized to the extent possible to avoid sound walls along the freeway edge.
- d) The buffer area shall be designed and landscaped in a manner that discourages public access.
- e) Construction of the buffer shall be the responsibility of the developer and shall be installed concurrently with the site development of the affected property. It is the goal of the Master Plan that the I-205 Edge Treatments be installed in no more than two phases to ensure design compatibility and construction uniformity.

#### **Community Southwest Edge at College**

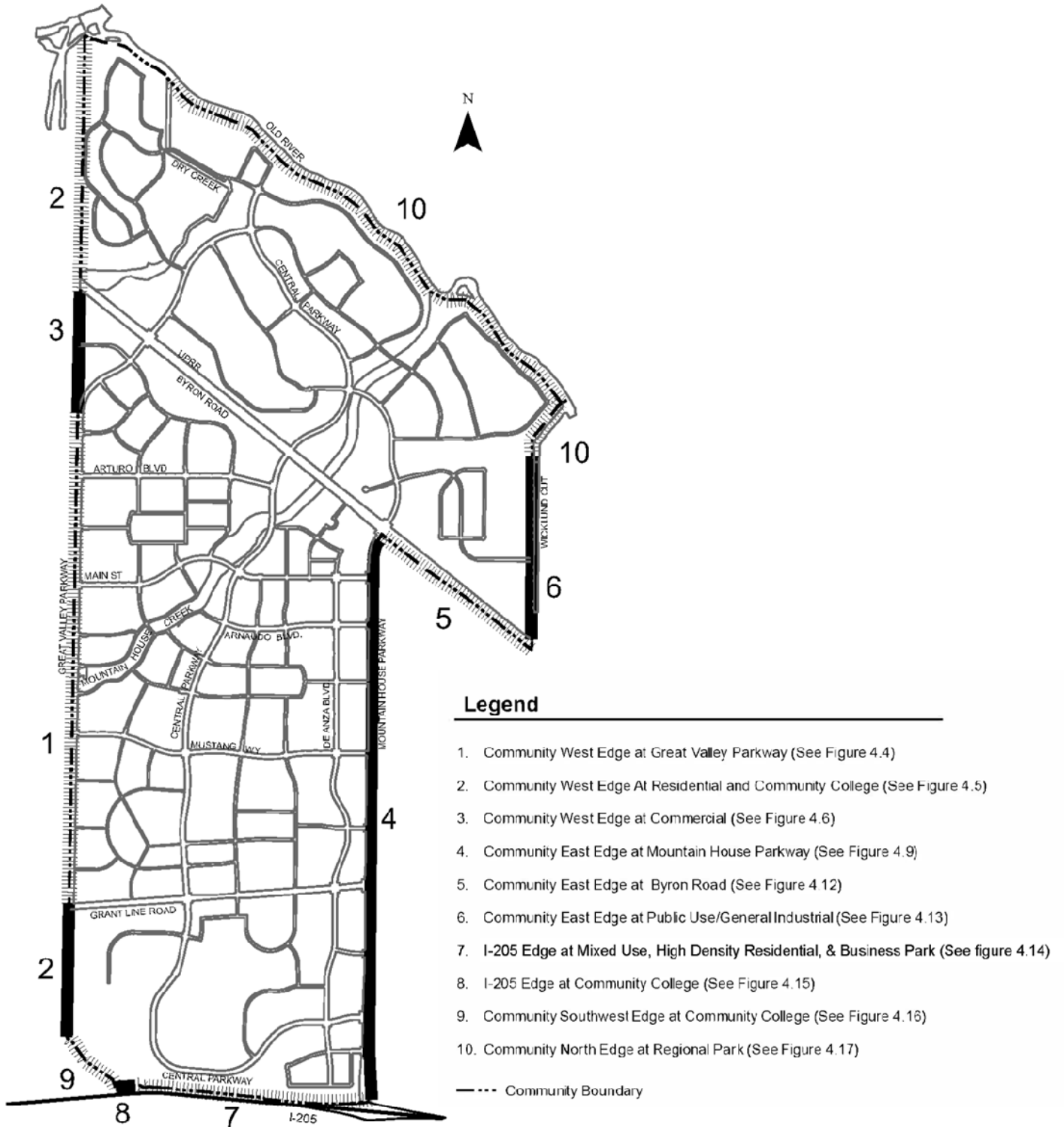
Figure 4.3 identifies this edge as Treatments 8 and 9, extending along the southwest corner of the community from I-205 to the County line along the Delta-Mendota Canal. Figure 4.15: I-205 Edge at Community College, and Figure 4.16: Community Southwest Edge at Community College, provide an illustration of these edge treatments.

- f) As shown on Figure 4.16, the edge adjacent to the Delta-Mendota Canal shall consist of a minimum 100-foot building setback, excluding recreational facilities, from the community boundary/Delta-Mendota property line to the nearest college building.
- g) At the southwest corner of the community, an existing slope up to the County line shall be utilized as a landscape setback.
- h) Installation of this edge treatment shall be the responsibility of the college.

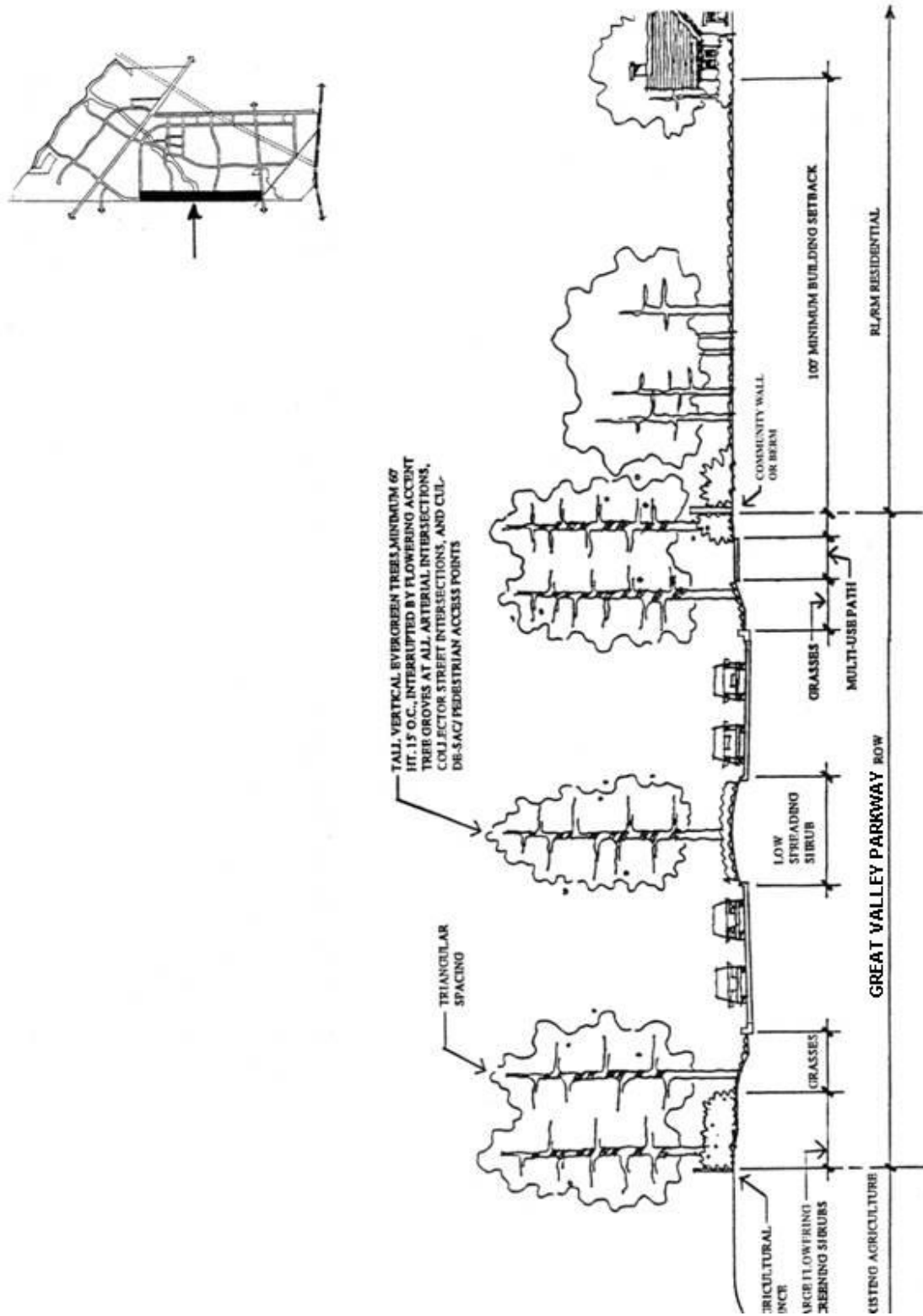
#### **4.3.5 North Edge at Regional Park**

Figure 4.3 identifies this edge as Treatment 10, extending along the Old River from the west end of the Regional Park to the proposed wastewater treatment area. Figure 4.17: Community North Edge at Regional Park provides an illustration of this edge treatment.

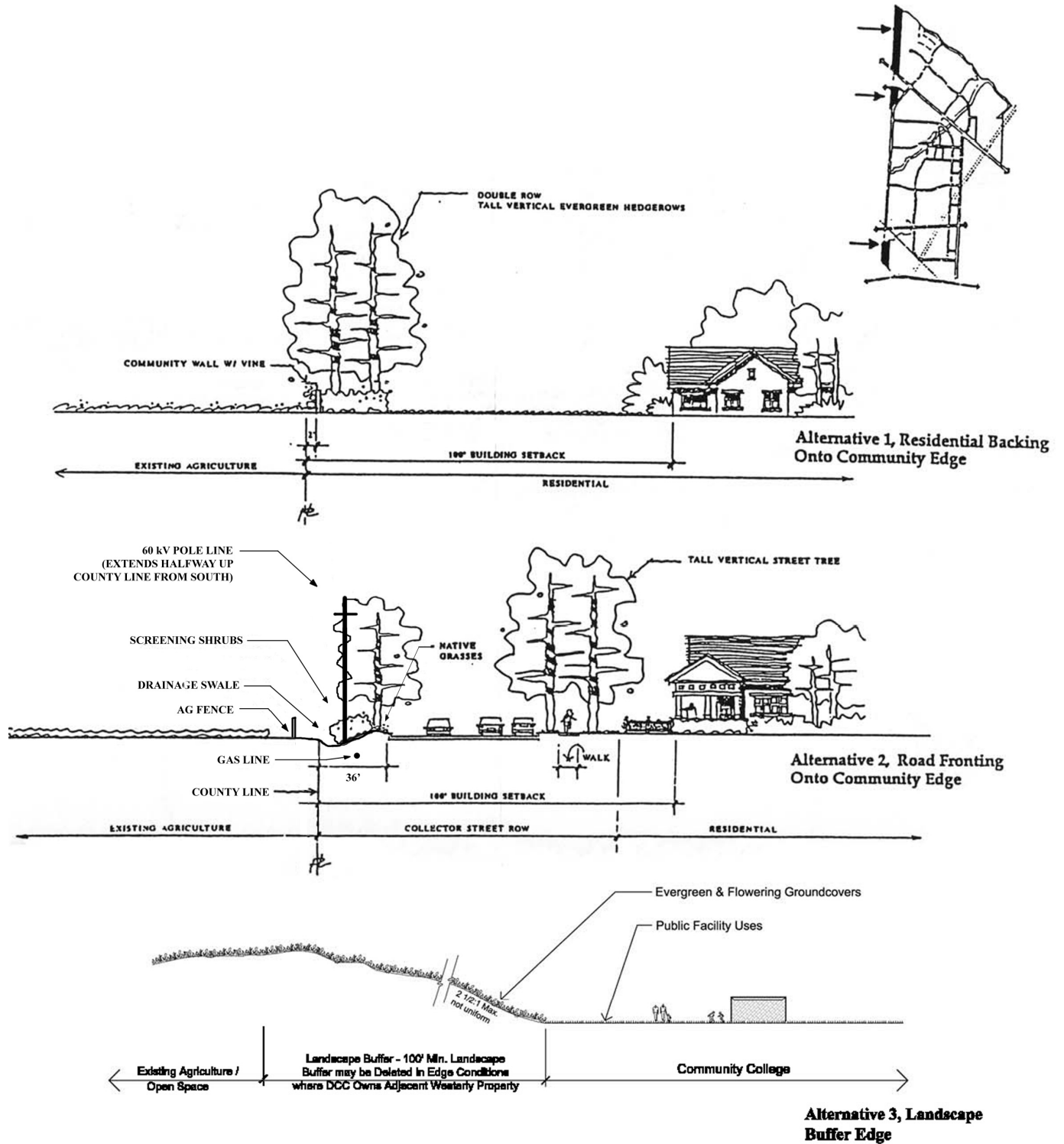
The Old River shall be bordered by a linear park as described in Chapter Seven: Recreation and Open Space.



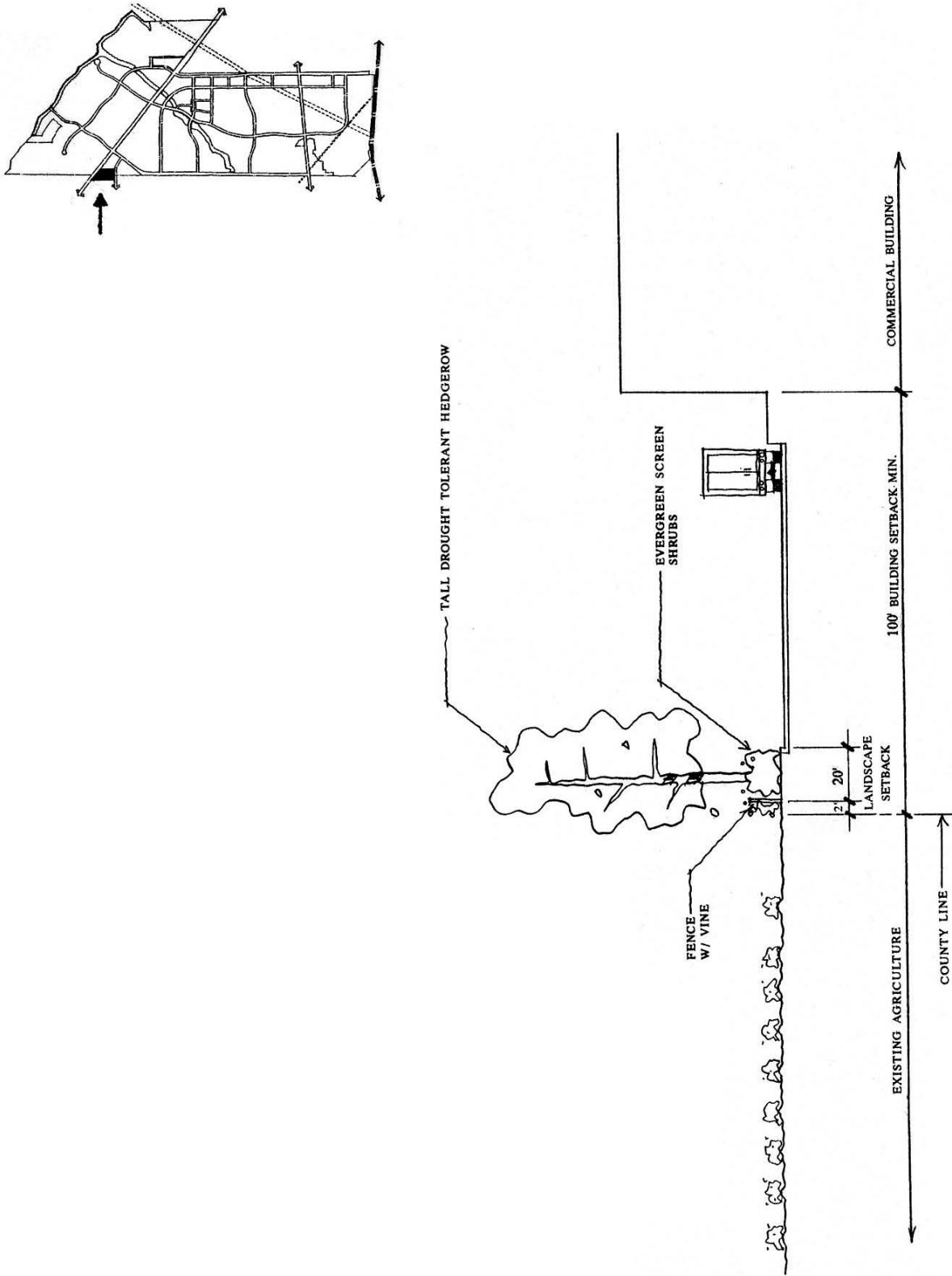
**FIGURE 4.3 - COMMUNITY EDGE TREATMENT KEY MAP**



**FIGURE 4.4 – COMMUNITY WEST EDGE AT GREAT VALLEY PARKWAY**



**FIGURE 4.5 – COMMUNITY WEST EDGE AT RESIDENTIAL AND COMMUNITY COLLEGE (ALTERNATIVE 1, 2, AND 3)**



**FIGURE 4.6 – COMMUNITY WEST EDGE AT COMMERCIAL**

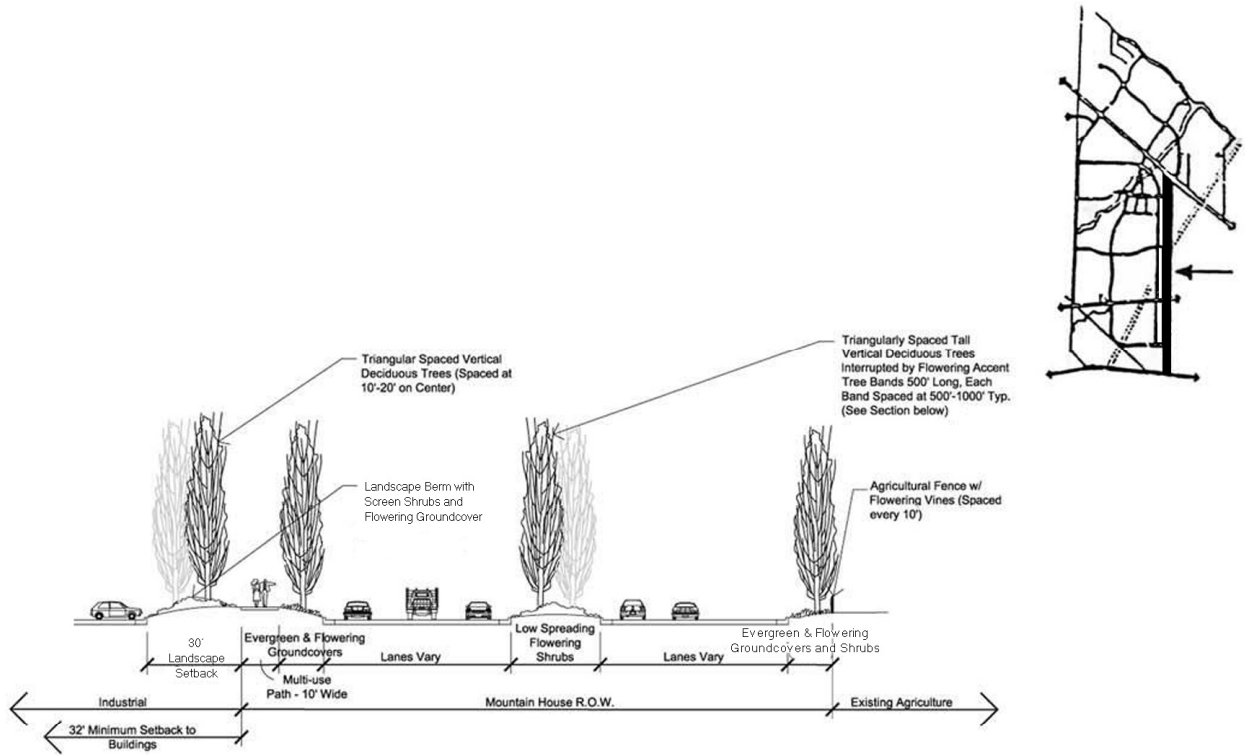
**(Replaced by Figure 4.9—Community East Edge at Mountain House Parkway—I-205 to Bryon Road)**

**FIGURE 4.7 – COMMUNITY EAST EDGE AT MOUNTAIN HOUSE PARKWAY (MAIN STREET TO BYRON ROAD)**

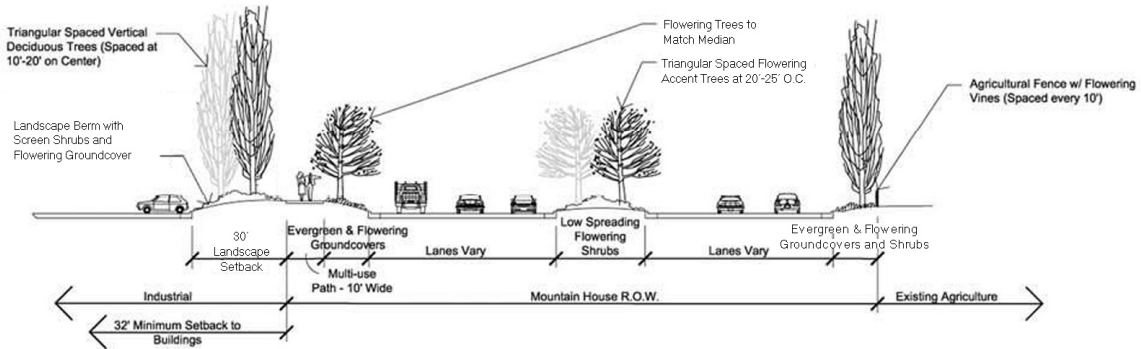


**(Replaced by Figure 4.9—Community East Edge at Mountain House Parkway—I-205 to Bryon Road)**

**FIGURE 4.8 – COMMUNITY EAST EDGE AT MOUNTAIN HOUSE PARKWAY (MASCOT BOULEVARD TO MAIN STREET)**



**Section w/ Columnar Vertical Trees**



**Section w/ Columnar and Flowering Trees**  
(Per Mountain House CSD Design Manual)



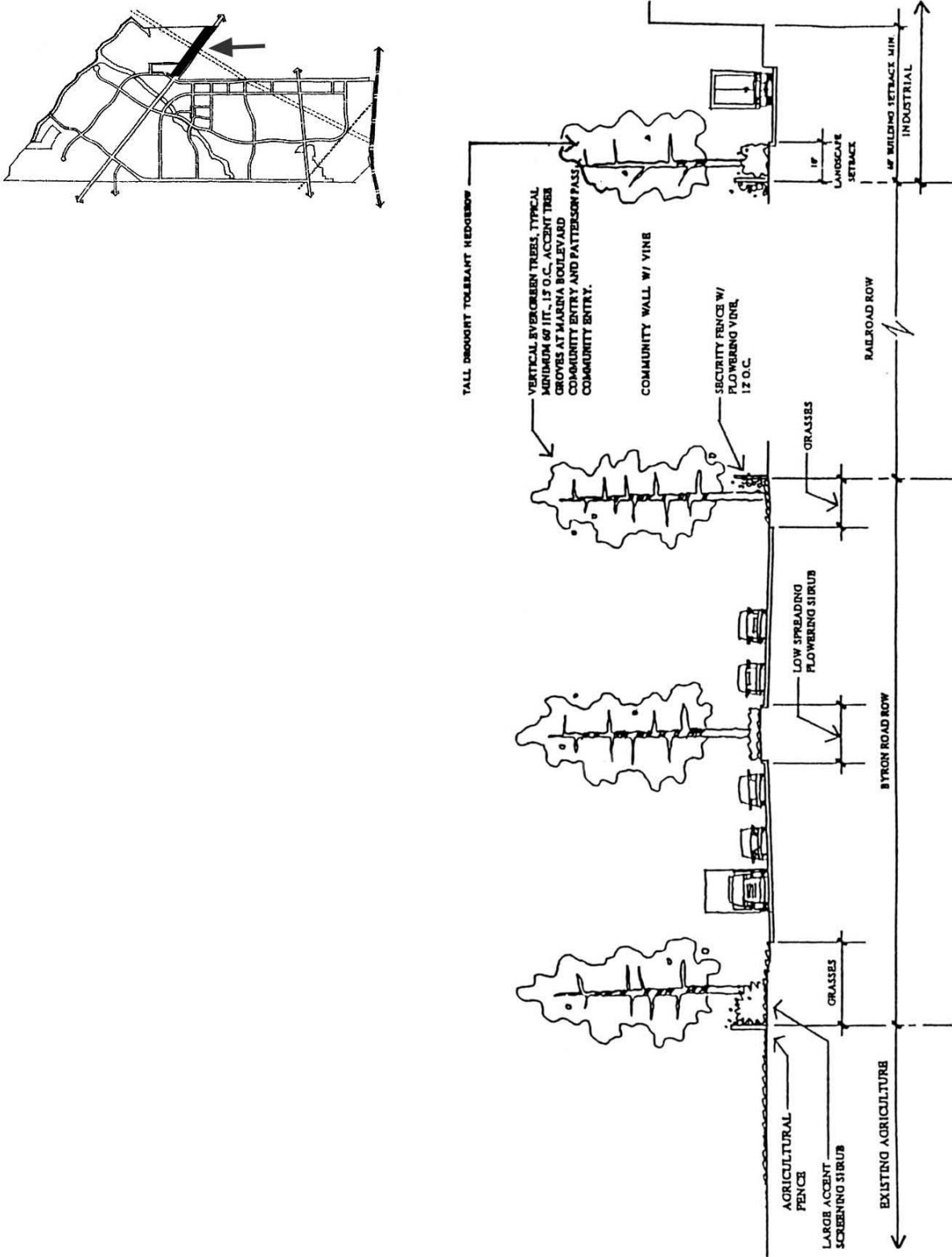
**FIGURE 4.9 – COMMUNITY EAST EDGE AT MOUNTAIN HOUSE PARKWAY (I-205 TO BYRON ROAD)**

**SUPERSEDED BY FIGURE 4.9**

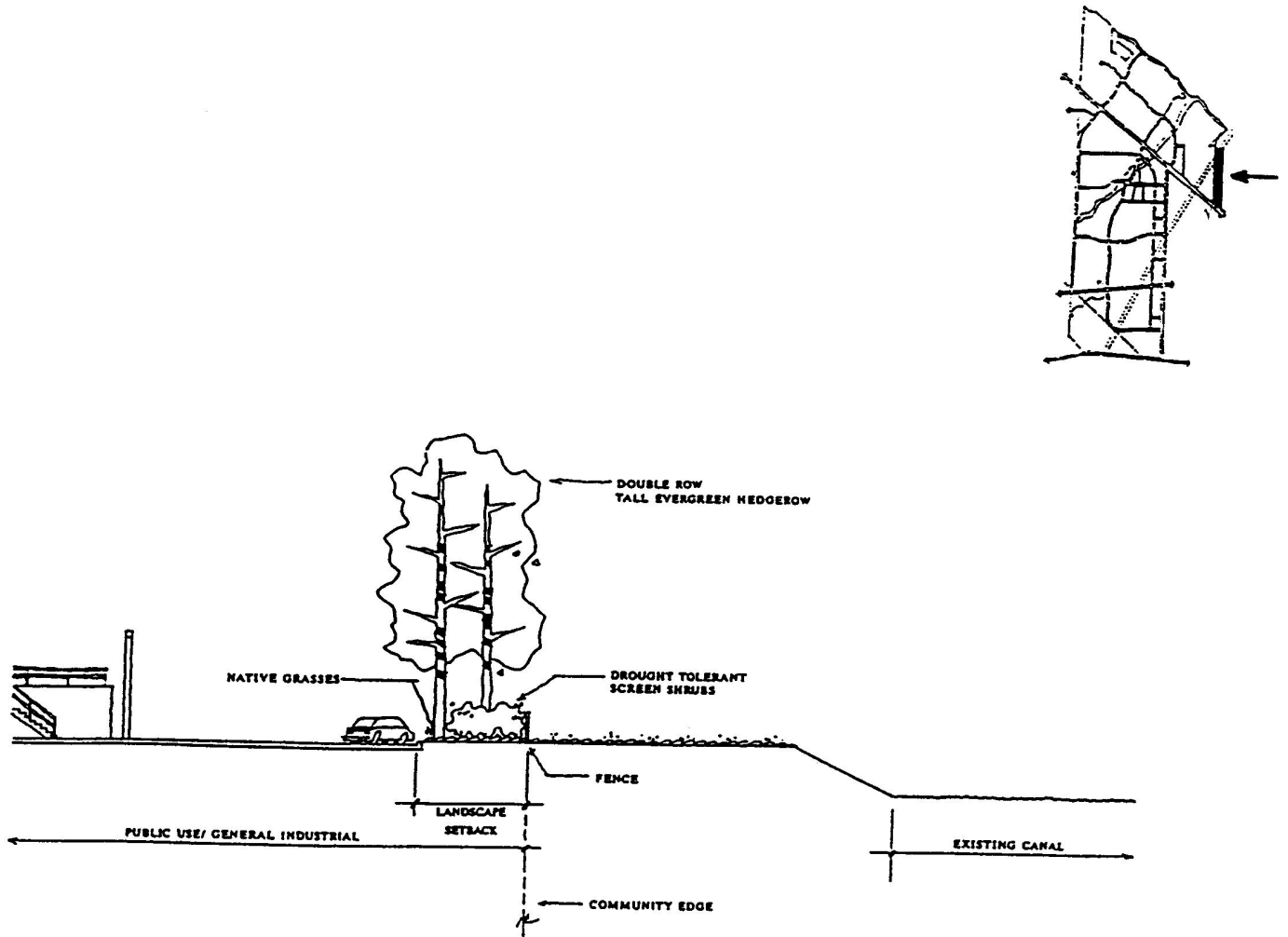
**FIGURE 4.10 – COMMUNITY EAST EDGE AT MOUNTAIN HOUSE  
PARKWAY (CENTRAL PARKWAY TO GRANT LINE ROAD)**

**(Replaced by Figure 4.9—Community East Edge at Mountain House Parkway—I-205 to Bryon Road)**

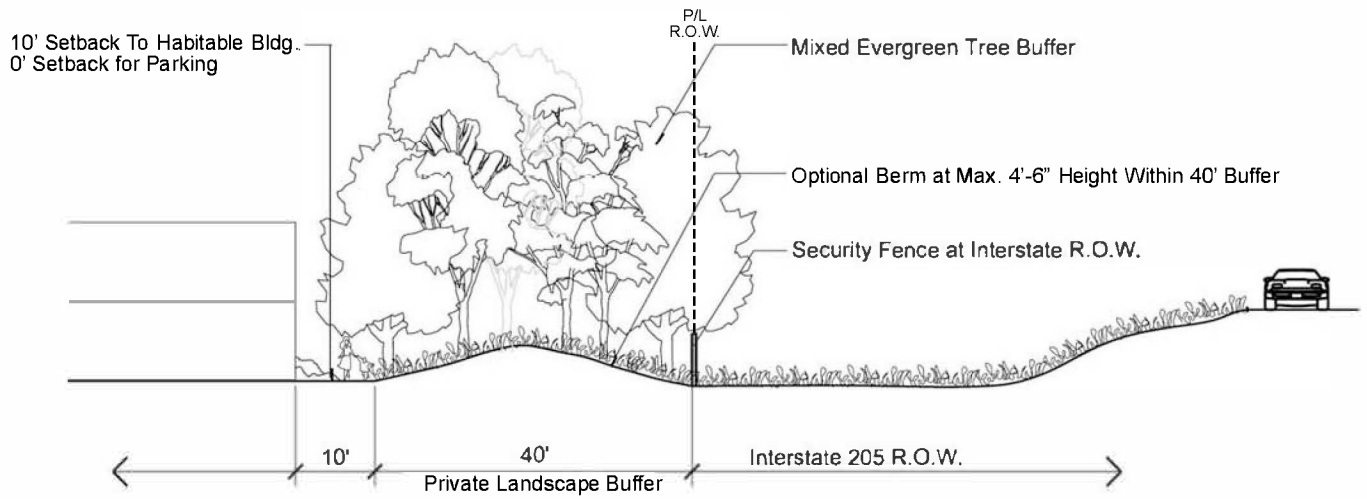
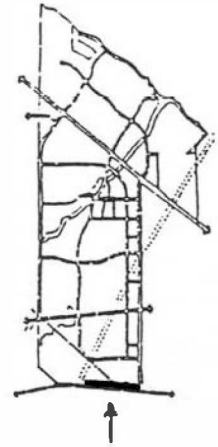
**FIGURE 4.11 – COMMUNITY EAST EDGE AT MOUNTAIN HOUSE PARKWAY (I-205 TO CENTRAL PARKWAY)**



**FIGURE 4.12 – COMMUNITY EAST EDGE AT BYRON ROAD (WICKLUND ROAD TO MOUNTAIN HOUSE PARKWAY)**



**FIGURE 4.13 – COMMUNITY EAST EDGE AT PUBLIC USE/GENERAL INDUSTRIAL**



**FIGURE 4.14 – I-205 EDGE AT MIXED USE, HIGH DENSITY RESIDENTIAL & BUSINESS PARK**

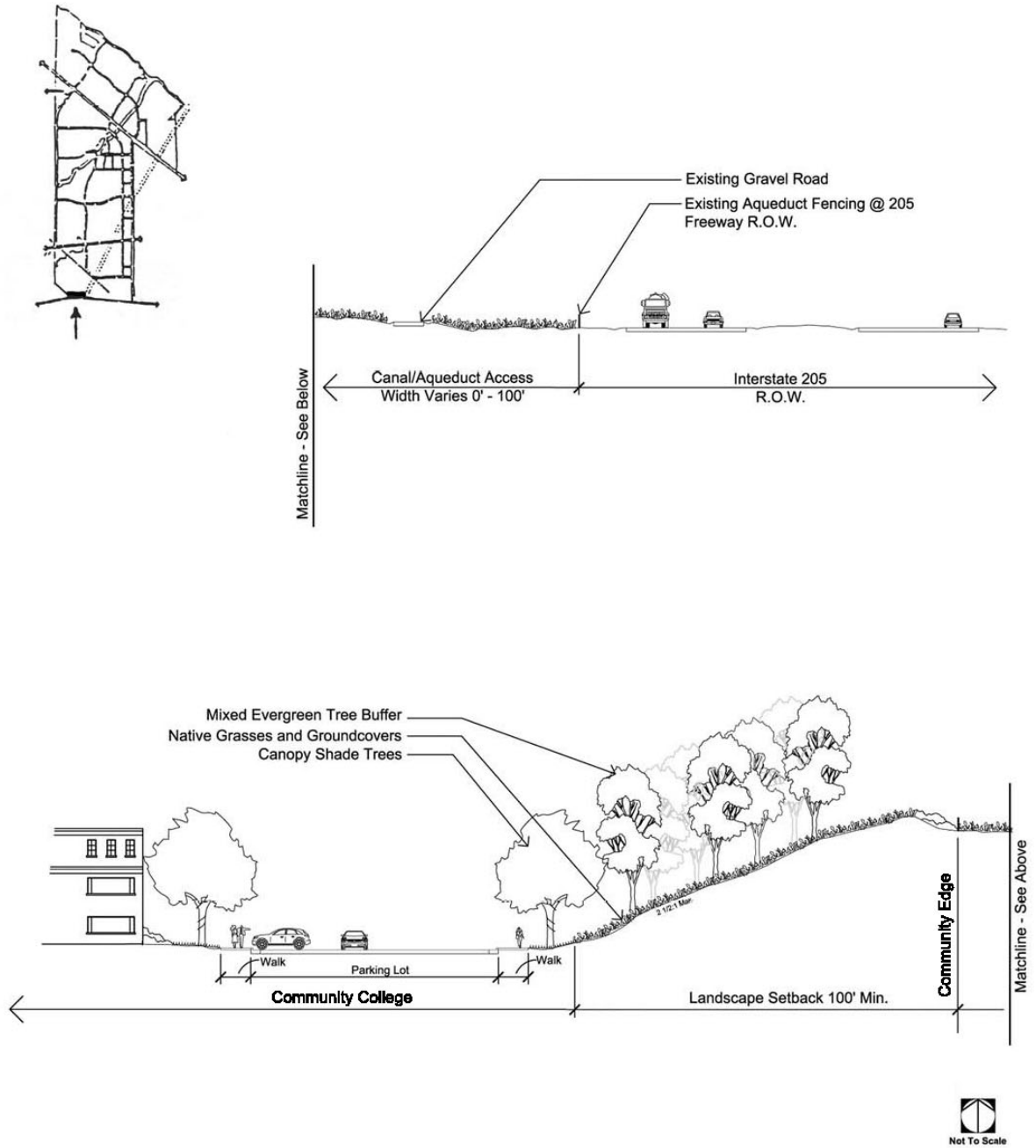
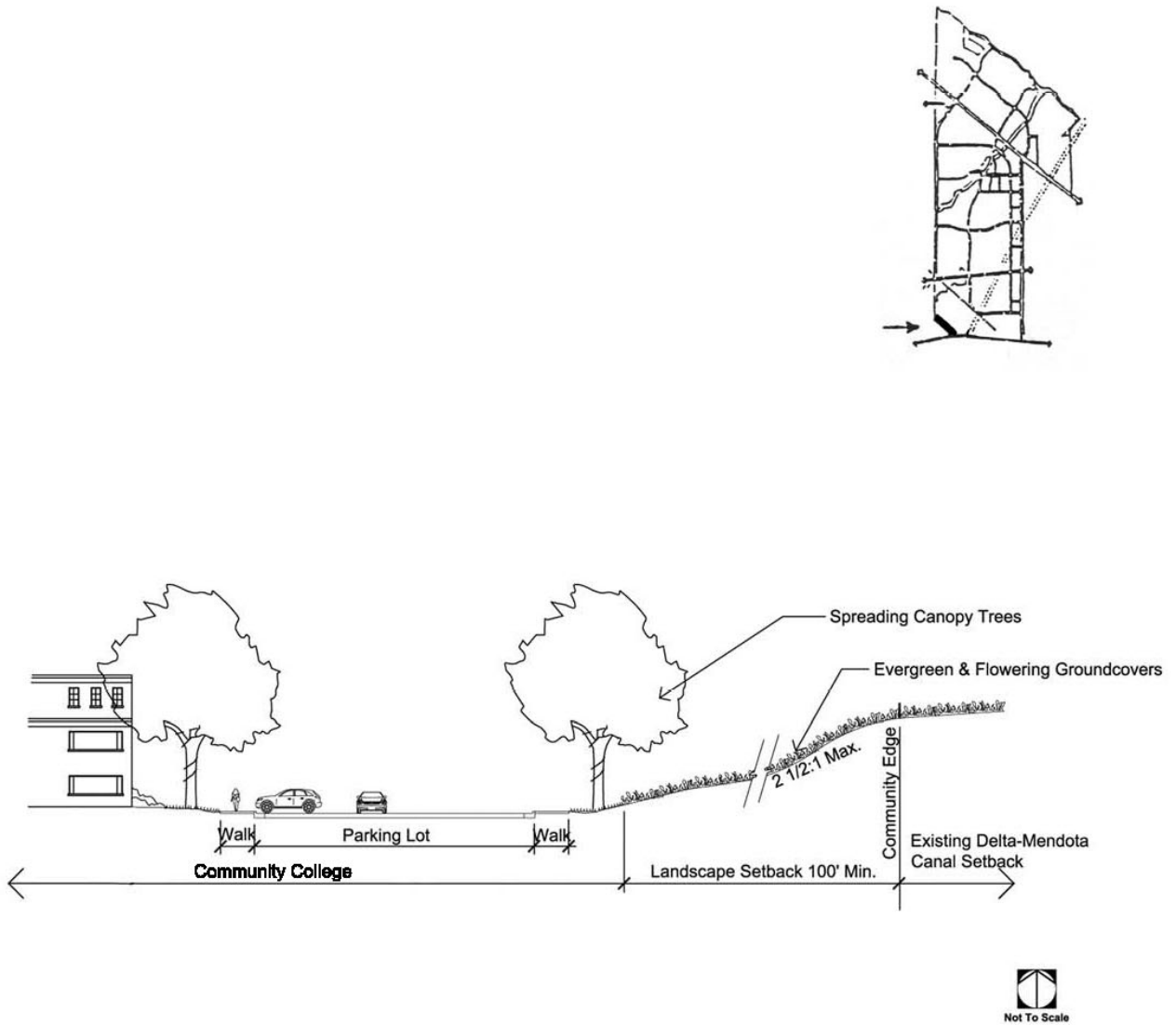
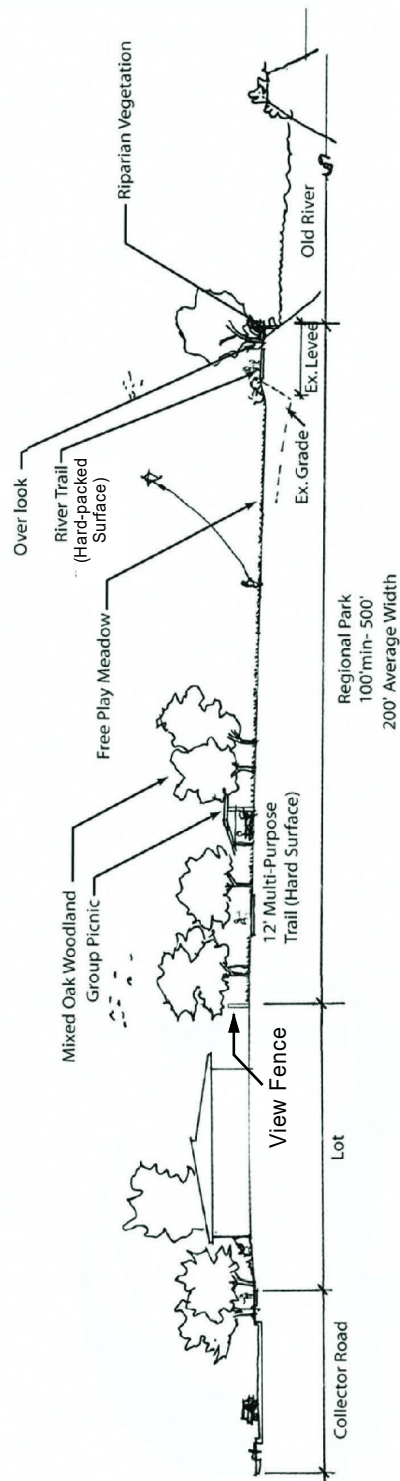


FIGURE 4.15 – I-205 EDGE AT COMMUNITY COLLEGE





**FIGURE 4.16 – COMMUNITY SOUTHWEST EDGE AT COMMUNITY COLLEGE**



**Note:**  
 Final park programming will comply with MHCSD Parks, Recreation, and Leisure Plan, as amended.

**OLD RIVER REGIONAL PARK**

**FIGURE 4.17 – COMMUNITY NORTH EDGE AT REGIONAL PARK**

## 4.4 ENTRIES

Entries form the second primary component of the Mountain House landscape environment. The consistent treatment of entries, which include community gateways, community entries, arterial intersections, and neighborhood entries, will help establish a consistent community character, while allowing a variety of entry treatments and identities for individual neighborhoods. These entries will be phased to correspond with development in Mountain House.

The overall objective of entries is to create distinctive points of arrival and transition at important entry points into Mountain House in order to reinforce overall community identity. Examples of important entry points include entries into each neighborhood, the Town Center, and the Mountain House Business Park.

Figure 4.18: Entries Location Plan identifies the location of entries.

Figure 4.19: Entry Landscape Easements illustrates the landscape treatment of community, arterial, and neighborhood entries that occur within a setback in addition to the street right of way.

### 4.4.1 Community Gateways

- a) Community gateways shall be located within and adjacent to: 1) the intersection of I-205 and Mountain House Parkway; 2) Byron Road and the western community edge; and 3) Byron Road, near the eastern community edge (see Figure 4.18). Design expressions shall be consistent and relate to all other community entry expressions.
- b) Signage shall consist of a monument, or sign, with the community name incorporated into the overall landscape design and sufficiently scaled and sited to be visible at freeway speeds.
- c) The landscape treatment of community gateways shall include:
  - Monumental berms or other sculptural manipulations of the ground plane;
  - Larger masses of flowering trees, shrubs and groundcovers;
  - Windows or other vertical tree plantings to heighten the sense of arrival and focus site lines; and
  - [Vertical entry pylons with graphics].

### 4.4.2 Community Entries

- a) Community entries shall be located at important points of arrival within Mountain House, such as the entry to the Town Center at Mountain House Parkway/Main Street and as one enters the community on major Arterials at Byron Road/Mountain House Parkway, Byron Road/Great Valley Parkway, Grant Line Road/Mountain House Parkway, and Grant Line Road/Great Valley Parkway (see Figure 4.18).
- b) The landscape treatment of all community entries shall include:

- Groves of ornamental trees, the pattern of planting recalling the agricultural orchards common to the region;
- Columnar tree windrows as a backdrop to the entry area;
- Bands of flowering accent shrubs and paving;
- Masonry entry wall behind windrows;
- Vertical entry pylons with graphics;
- Accent paving in pedestrian or vehicular areas; and
- Expanded pedestrian walks emphasizing the pedestrian amenities and facilities.

#### **4.4.3 Arterial Intersections**

- a) Landscape treatments shall utilize elements such as pylons, walls, paving or other details established by the primary and community entries.
- b) Landscape treatments shall utilize the plant materials from one of the intersecting Arterial streets.
- c) Landscape treatments shall be consistent with Figure 4.21: Arterial Intersection Concept.

#### **4.4.4 Neighborhood Entries**

- a) Neighborhood entries shall occur at the primary entries to each Neighborhood, and may occur at selected intersections of Arterial and Collector streets. They shall be designated by Specific Plans. The landscape treatment of Neighborhood entries shall be the same within a Neighborhood (see Figure 4.19).
- b) Entry landscape treatments shall vary between Neighborhoods, thereby creating a distinct image for each area (see Figures 4.22 and 4.23 for examples of typical Neighborhood entries.)
- c) Each neighborhood entry shall use an ornamental/flowering tree species unique to that Neighborhood, which shall be designated by each Specific Plan. The Neighborhood accent tree should be used throughout the Neighborhood where appropriate.
- d) Landscape treatments shall generally consist of the following:
  - Groves, rows or groupings of the Neighborhood theme tree species within the entry setback area;
  - Masonry entry wall;
  - Entry pylons, walls, trellis structures or other distinctive architectural elements; and
  - Hedges, bands or groupings of ornamental shrubs.

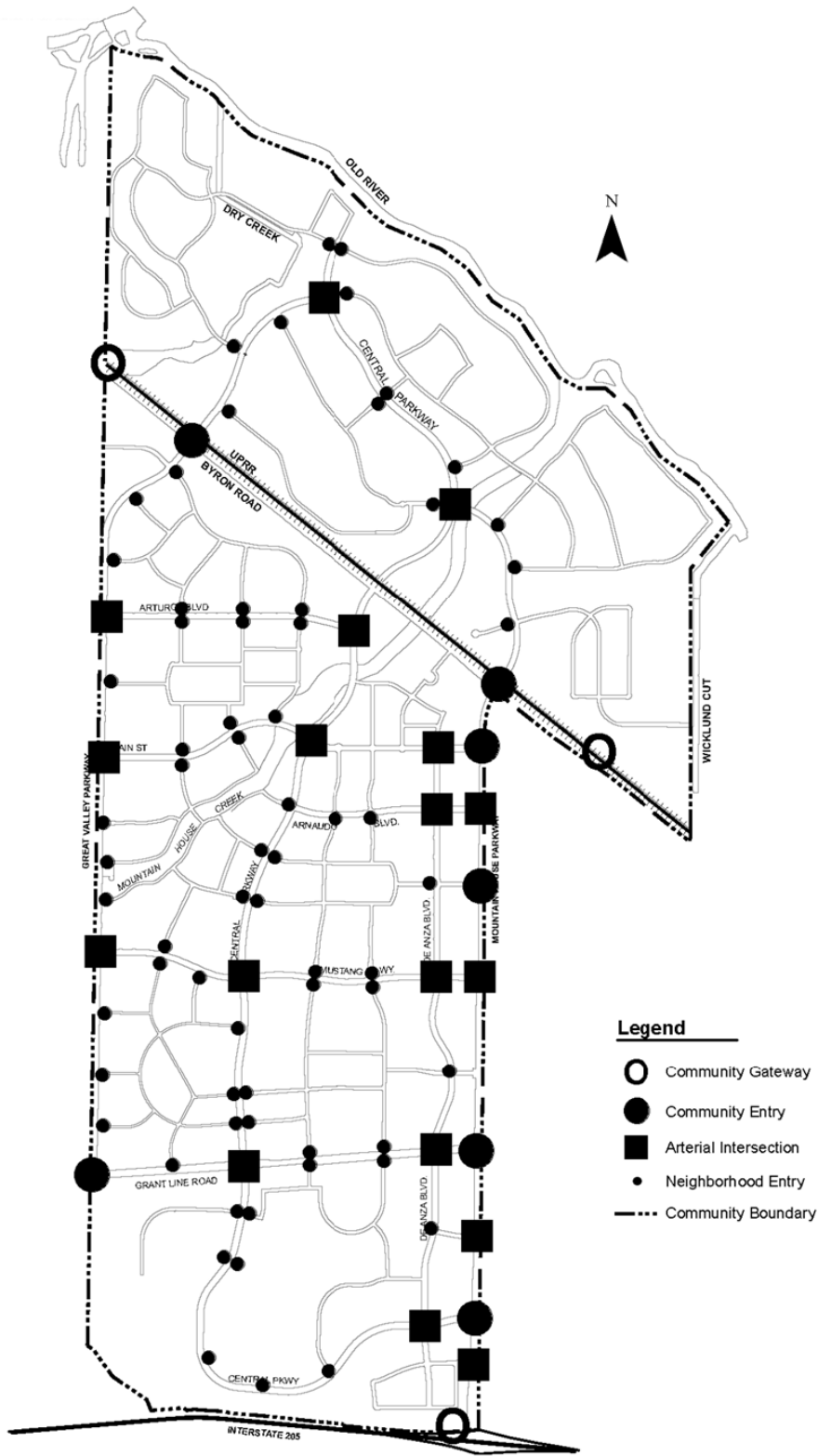


FIGURE 4.18 – ENTRIES LOCATION PLAN

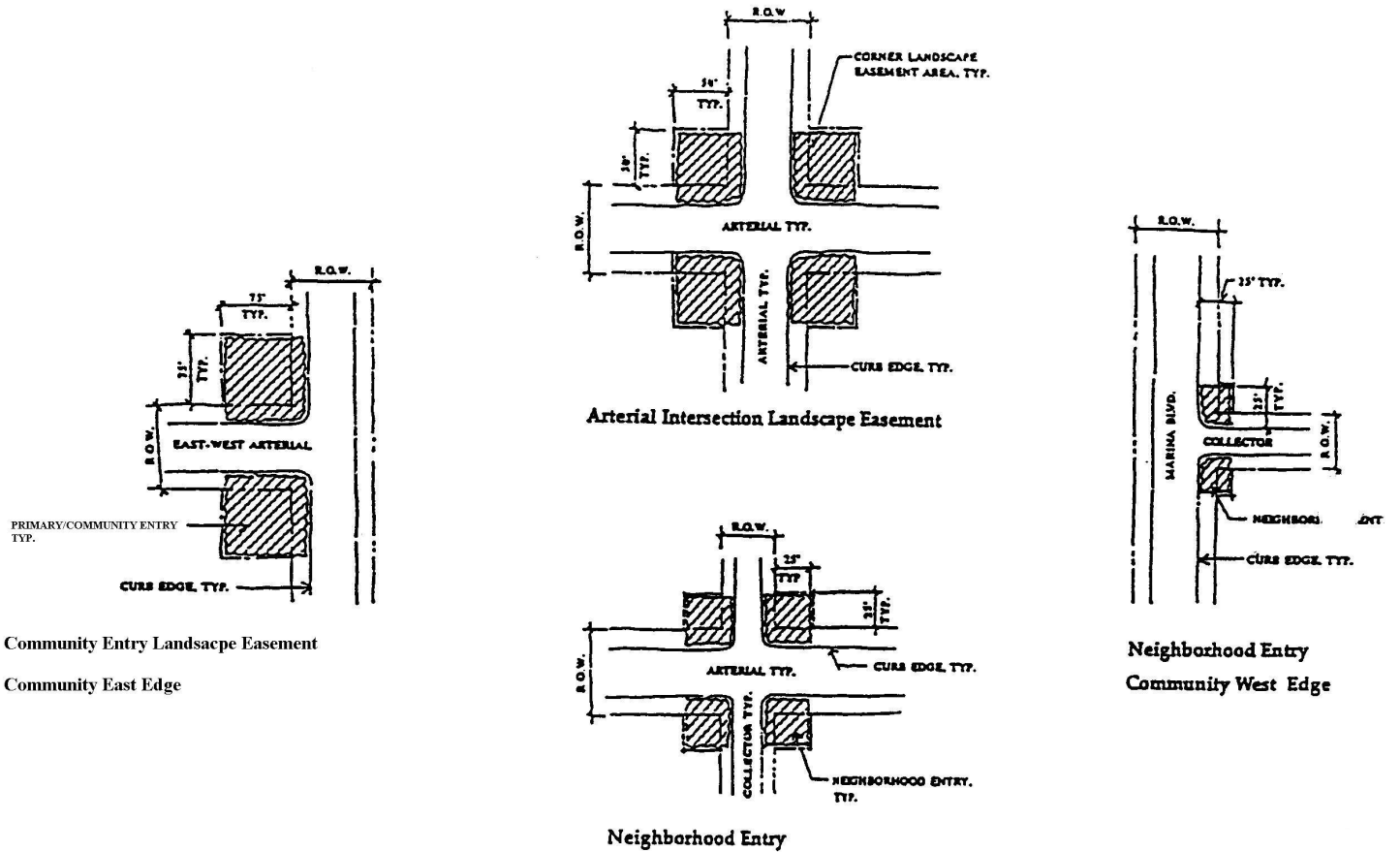


FIGURE 4.19 – ENTRY LANDSCAPE EASEMENTS

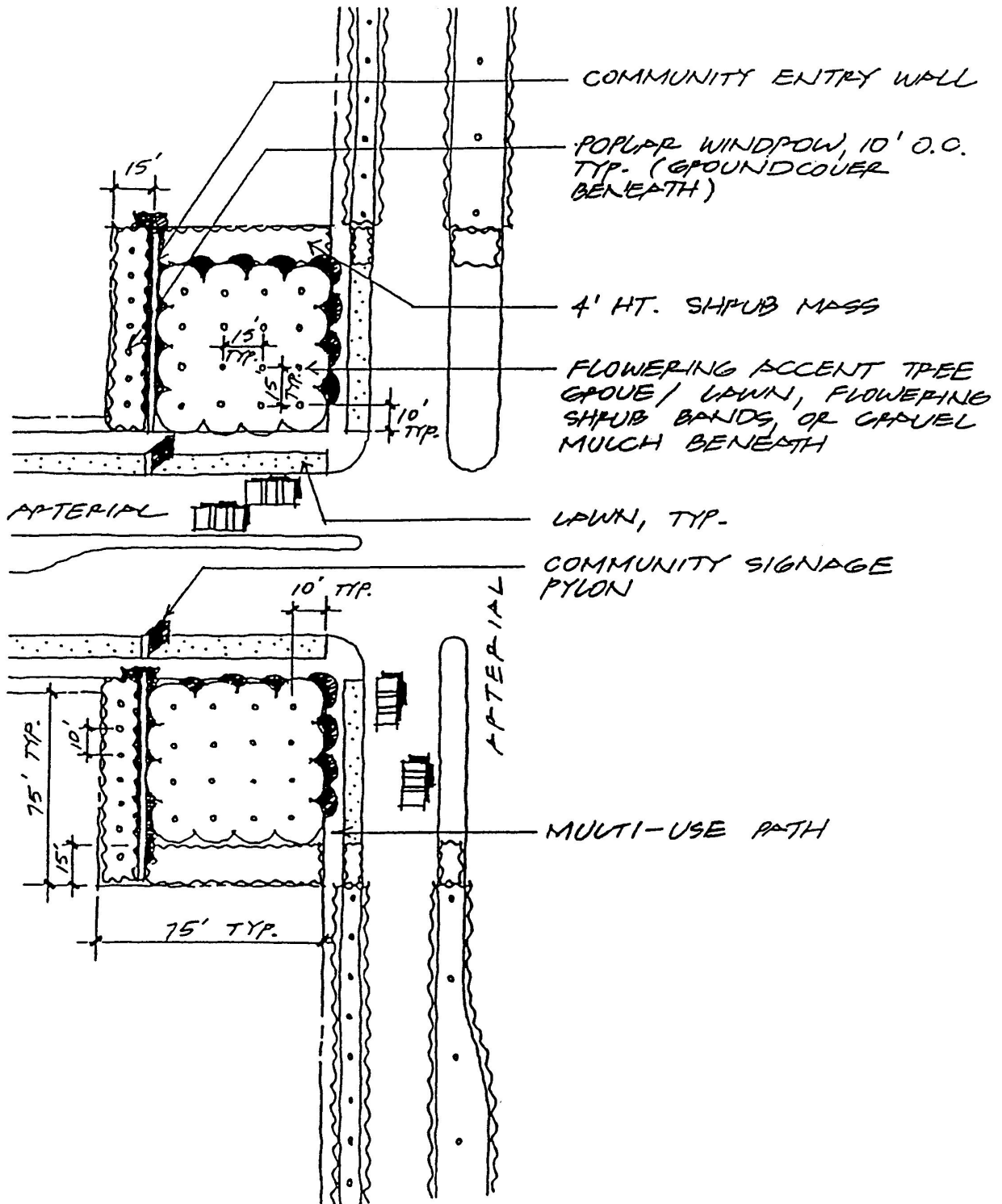


FIGURE 4.20 – PRIMARY ENTRIES CONCEPT

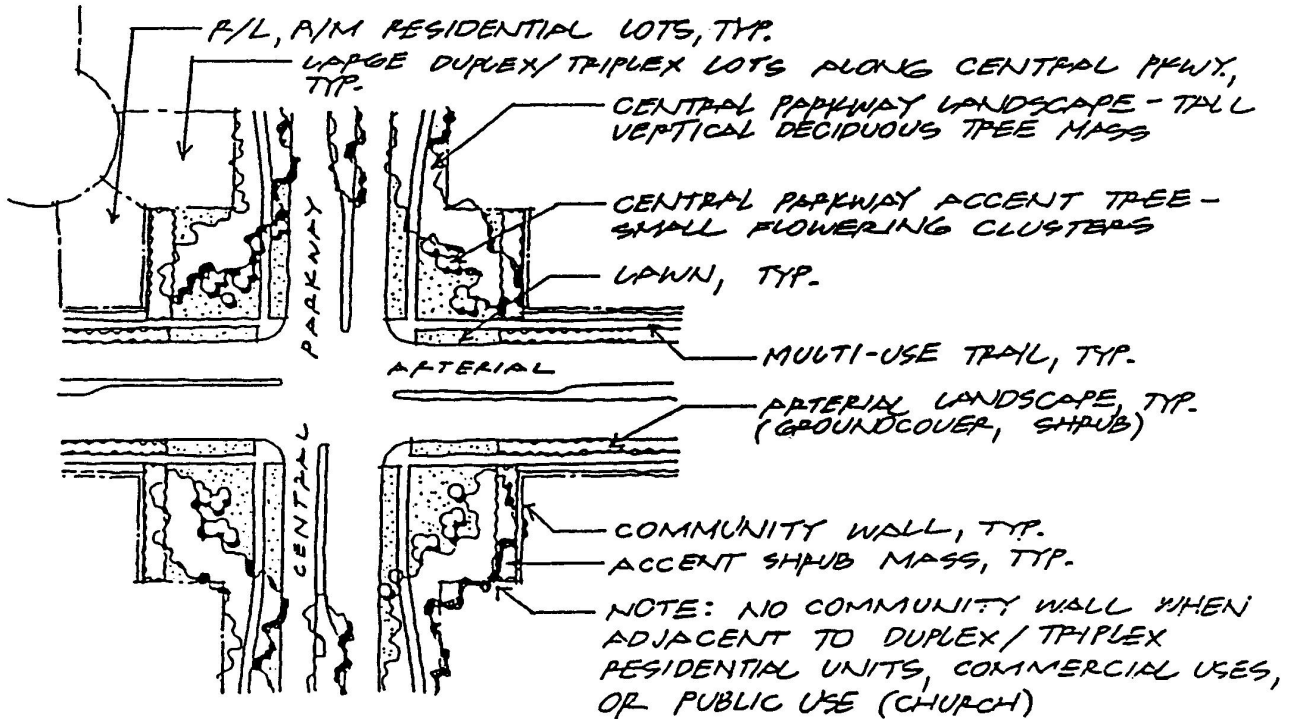
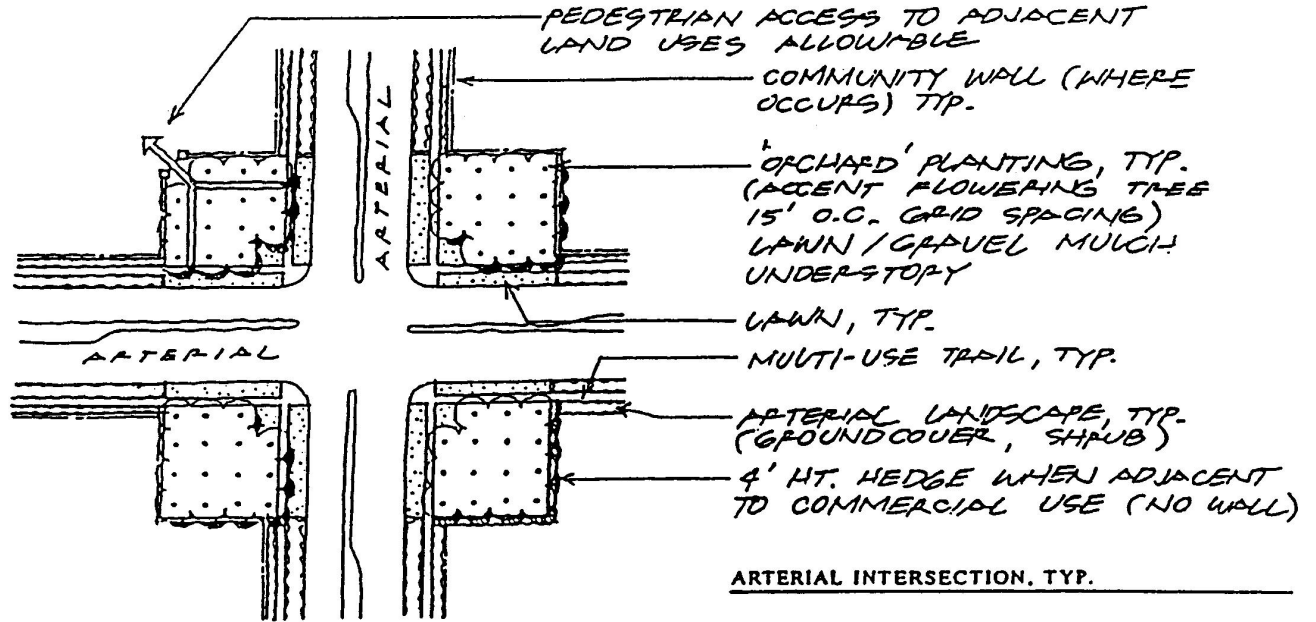


FIGURE 4.21 – ARTERIAL INTERSECTION CONCEPT



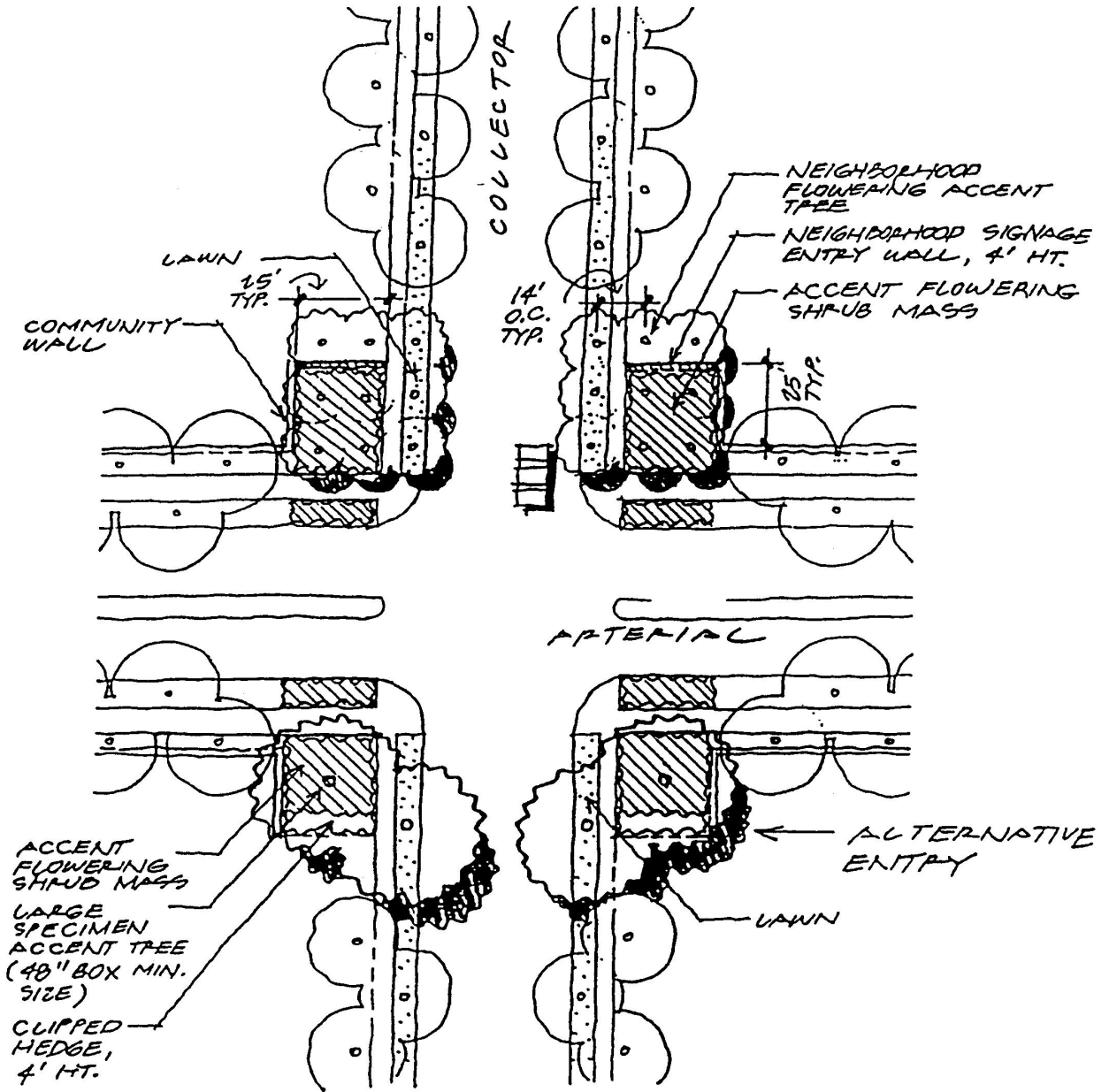


FIGURE 4.22 – NEIGHBORHOOD ENTRIES CONCEPT

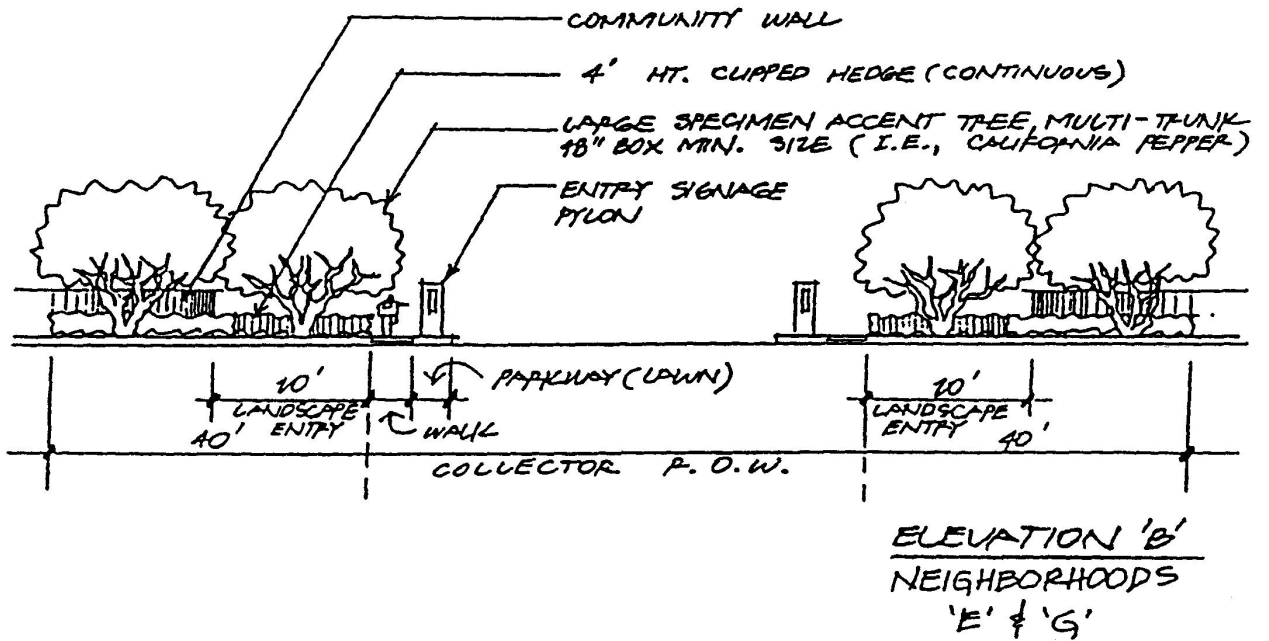
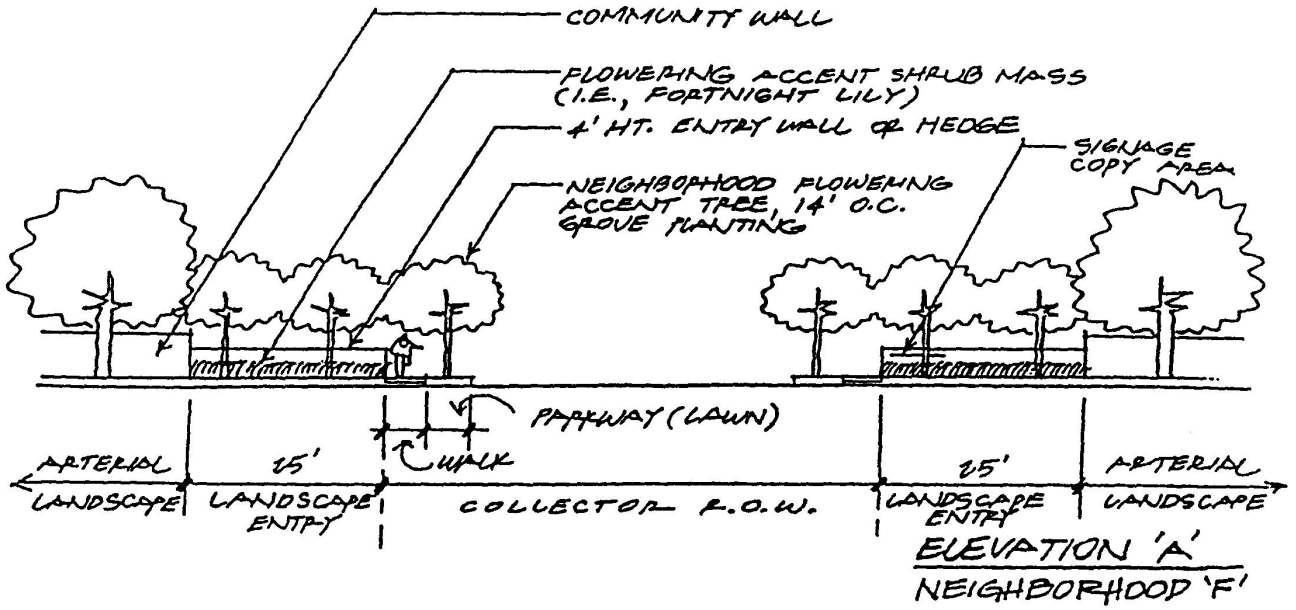


FIGURE 4.23 – TYPICAL NEIGHBORHOOD ENTRY – ELEVATION

#### 4.5 LANDSCAPE CONCEPT AND POLICIES

The overall landscape concept for Mountain House is to create a distinctive, diverse environment that includes the developed and natural areas of the community.

Consistent treatment of all landscaped areas is critical to the creation of a high quality outdoor environment. Figure 4.24: Landscape Concept Diagram identifies a number of significant components that, together, will result in a tree-covered landscape with a wide vegetative diversity.

In order to reinforce a distinct identity for each Neighborhood, a single species of tree will be used on all Collectors within a single Neighborhood. Landscape treatment of Local streets will utilize a variety of trees to identify localized areas. This approach will reinforce Neighborhood identity and result in a wide variety of tree types on Arterials, Collectors, and Local roadways throughout the overall community.

Chapter Seven: Recreation and Open Space, addresses the treatment of Mountain House Creek, and Chapter Nine: Transportation and Circulation, includes figures illustrating landscape treatment of roadways. The MHCS Design Manual contains landscape guidelines and a plant list.

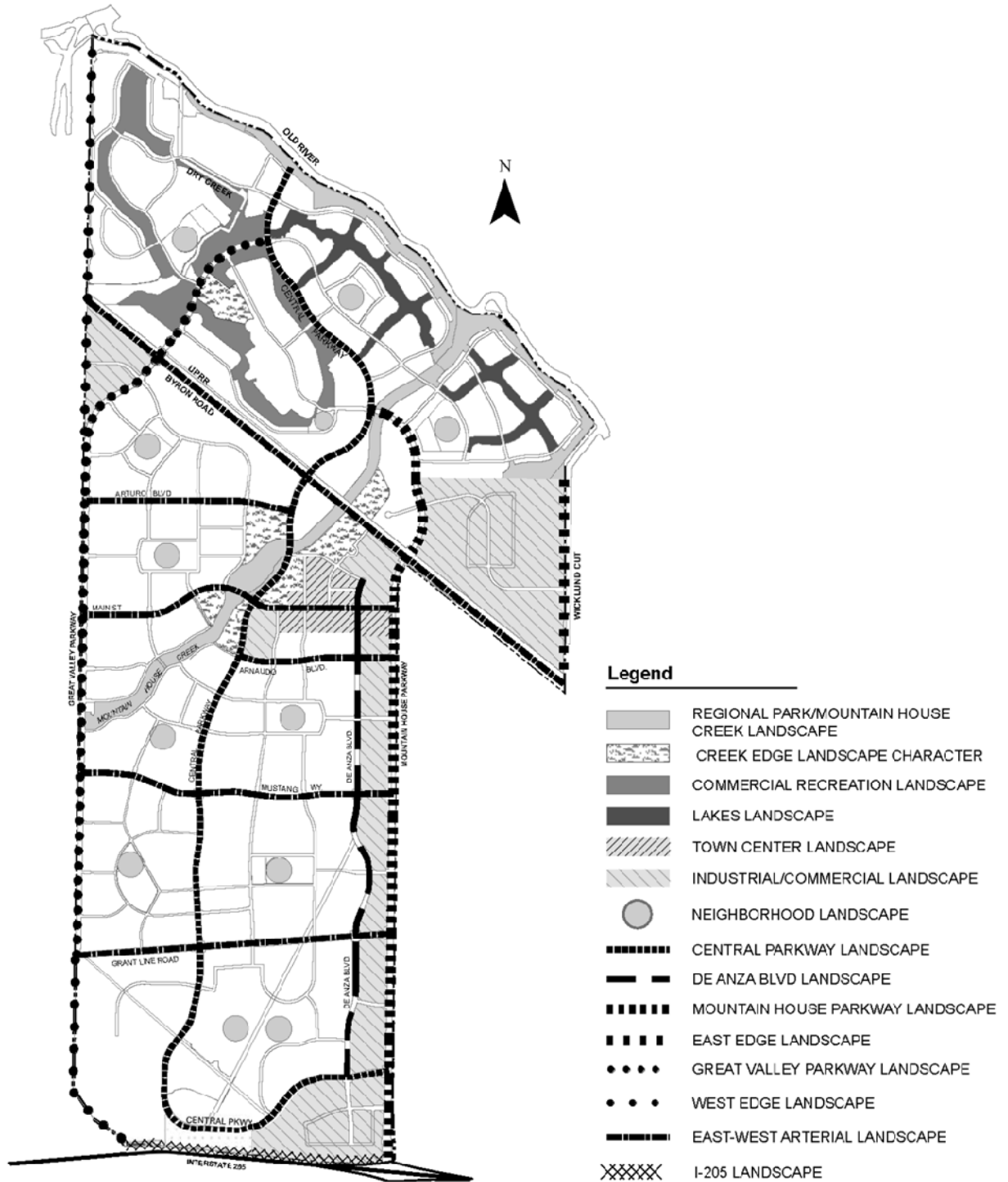
**Objective:** To create a diverse, stable landscape environment in keeping with the agricultural and urban landscape patterns of the San Joaquin Valley.

**Policies:**

- a) Landscape design shall reinforce the distinct character of various site areas through the deliberate use of limited plant species. Each area or Neighborhood as described by the Master Plan or Specific Plans should have a distinct landscape character, different from other areas.
- b) Landscape treatment of all areas shall emphasize the planting of tree-shaded corridors, contrasted with the community open spaces of the schools, parks, golf course and portions of Mountain House Creek.

**General**

- c) Landscape design shall emphasize the planting of long-lived plant species that are native to the region or well-adapted to the climatic and soils conditions of the site. Landscape improvements shall require minimal maintenance and irrigation, and the use of native and drought tolerant plant materials shall be maximized.
- d) Landscaping shall emphasize consistent treatment of linear elements throughout the community, including streets, community edges, and riparian corridors. Linear elements shall be consistent between areas developed as part of different Specific Plans. Specific Plans contiguous with previously developed areas shall utilize the same design treatment as the previous Specific Plan. Modifications shall be limited to improved plant selection or other efforts to correct problems with existing landscape treatments.



**FIGURE 4.24 – LANDSCAPE CONCEPT DIAGRAM**

- e) View corridors towards the foothills and Mount Diablo shall be protected and enhanced to the greatest extent possible without compromising the ability of the windrows planted along the western boundary to mitigate wind, dust and aerial spraying.
- f) Tree windrows shall be used to define major use areas and to provide shelter from prevailing winds.

**Roadways**

- g) All north-south streets that are Collectors or Arterials shall incorporate windrow tree plantings (tall evergreen varieties like coastal redwoods) into the medians.
- h) Street landscaping shall generally conform with the roadway cross sections in Chapter 9: Transportation and Circulation.
- i) Streets and the landscape areas occurring in medians, parkway strips and adjacent buffer landscaping shall be a major component of the Mountain House open space system. These areas shall convey the immediate impression of the overall community image, provide pedestrian and circulation routes and provide a landscape interface between traffic corridors and adjacent land uses.
- j) Arterial streets shall establish a network of landscape street corridors that physically link all areas of the community and have individual identities.
- k) The Collector street network and landscape treatments shall be defined by subsequent Specific Plans.
- l) Street tree species shall vary between adjacent Neighborhoods.
- m) Landscaping along the collector streets shall create heavily shaded street corridors, with sidewalks separated from the roadway by a planted parkway strip.
- n) Landscaping along local streets shall create a network of tree-lined, pedestrian scale streets with each street or local area utilizing a distinct tree species and character, as defined by subsequent Specific Plans.
- o) Sidewalks along Local streets shall be separated by a planted parkway strip on both sides of the roadway. For very low traffic volume streets, or streets serving few residences, the sidewalk may be considered adjacent to the curb.

**Residential Neighborhoods**

- p) The landscape character of each Neighborhood shall be different from adjoining Neighborhoods and shall be consistent throughout the Neighborhood.
- q) Each Neighborhood shall use large canopy shade trees for all Collector streets within the Neighborhood.
- r) Unified complimentary plantings of one or more species of ornamental/flowering trees, shall be utilized as an identification accent treatment for each

Neighborhood area, and will be used at all applicable entries, Neighborhood Center and focus areas and primary points of pedestrian access onto the Arterial street network.

- s) Landscaping for multi-family attached housing should be arranged to highlight building entries, soften building masses, provide scale to site development and define parcel edges.

### **Town Center**

- t) The Town Center landscape shall create an area of shaded, urban streets, pedestrian in scale.
- u) Landscape treatments in the Town Center shall be specified in the Specific Plan for the Town Center, and shall include a more formal landscape treatment than in other areas of the community. Emphasis on complimentary 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.
- v) 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.

### **Mountain House Creek**

- w) Landscape treatments adjacent to Mountain House Creek shall reinforce the creek corridor planting.

### **Commercial and Industrial Areas**

- x) 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.
- y) 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.
- z) Setback landscaping in commercial and industrial areas should create an effective separation/buffer between uses and parcels.

### **Community Windbreaks**

- aa) In addition to providing protection from the prevailing winds of the areas, a variety of windbreak landscape treatments shall be used whenever practical, to help define use areas and establish visual points of reference.
- bb) Windbreaks of trees should be utilized within parks and school sites and with other land use development parcels to provide wind relief, and to provide visual identity, when needed and/or appropriate.

**Implementation:**

- a) Landscape Requirements. The County Development Title and the MHCS Design Manual shall address landscape guidelines for overall community landscape, streets, entries, residential Neighborhoods, Town Center, Neighborhood Centers and high schools, creek area, commercial and industrial uses, parking lots, and community windbreaks. The Manual shall also contain a plant list for the community.
- b) Specific Plan Landscape Provisions. Each Specific Plan shall 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.
- c) Focus Areas. Special Purpose Plans for the focus areas such as the Neighborhood Centers, Village Centers, Freeway Commercial area, and Central Commercial area shall describe a comprehensive landscape treatment for the subject area. Such landscape treatment shall be coordinated with architecture, lighting, signage, and site furnishings.
- d) Plant Material Selection. Plant materials for public areas, roadways, commercial uses and industrial areas shall be selected from the Mountain House Plant List. Except for plant species designated for community wide corridors such as Arterials and community edges, each Specific Plan may add to the plant list to include additional approved plant species.
- e) Arterial Street Landscape Installation. Landscaping of Arterial streets and selected collectors, as described in the MHCS Design Manual shall be installed by the MHCS at the time of adjacent street construction.
- f) Local and Collector Street Landscape Installation. Landscaping of Collector and Local streets as described in the MHCS Design Manual, shall be installed by the developer concurrent with the development of adjacent land uses.
- g) Entry Landscape Installation. Landscaping of Community and Neighborhood Entries, as described in the MHCS Design Manual, shall be installed by the MHCS concurrent with the landscaping of adjacent streets.
- h) Roadway Landscape. Landscaping plans that include walls and fences, trails, sidewalks, bikeways and a conceptual layout of plant (trees, shrubs, etc.) species and sizes for both existing and proposed roadways of Collector classification and above, and other edge treatments shall be included in all Specific Plans after Specific Plan I. For Specific Plan I these landscaping plans shall be prepared prior to submittal of the First Development Permit.
- i) Specific Plan Landscape Provisions. The landscaping plans included in each Specific Plan shall be used as criteria to review the design and landscaping plans of all major projects within the community prior to construction.
- j) View Corridors. East-west roadways and pedestrian corridors throughout the project site should consider views of the hills to the west and, whenever feasible,

the trees shall be planted to allow open views. Periodic breaks in the continuous landscaping plans for north-south Arterials and other roadways should be identified to maximize views toward Mount Diablo and the foothills.

#### 4.6 SPECIFIC PLAN REQUIREMENTS

The following is a compilation of all Specific Plan requirements contained in this chapter:

- a) Grading Requirements for Specific Plans. All Specific Plans shall provide typical grading details and grading concepts for any special conditions unique to the particular Specific Plan area or amendment area and not addressed by this Master Plan. Such conditions are expected to include areas along the Old River and within Neighborhood A/B.
- b) Specific Plan Fencing and Walls Provisions. Specific Plans and Special Purpose Plans, as appropriate, shall address the location and design of community and Neighborhood walls, privacy fences, and open fences.
- c) Site Furnishings. Specific Plans and Special Purpose Plans shall describe locations and provisions for site furnishings that are important to the implementation of the Plan and applicable only to that Plan Area. These site furnishings shall conform with the Development Title and MHCS Design Manual, unless otherwise specified.
- d) Town Center Public Art. The Town Center Specific Plan shall include provisions for public art.
- e) I-205 Buffer. Construction of the buffer shall be the responsibility of the developer and shall be installed concurrently with the site development of the affected property. It is the goal of the Master Plan that the I-205 Edge Treatments be installed in no more than two phases to ensure design compatibility and construction uniformity.
- f) Edge Treatments. Specific provisions for edge treatments, consistent with the Master Plan, shall be included in applicable Specific Plans.
- g) Edge Treatments/Linear Landscape Elements. Linear landscape elements shall be consistent between areas developed as part of different Specific Plans. The portions of edge treatments located in different Specific Plan Areas shall be designed and constructed to be consistent with adjacent edge treatments.
- h) Landscape Provisions. Each Specific Plan shall describe any landscape provisions that are applicable only to that Specific Plan Area, including tree selection for Collector trees, designated accent trees for each Neighborhood, and typical design of entries including species and placement.
- i) Entry Landscape Installation. Landscaping of Community and Neighborhood Entries shall be installed by the MHCS concurrent with the landscaping of adjacent Arterial streets.
- j) Plant List Amendments. Except for plant species designated for community-wide corridors, each Specific Plan may amend the MHCS plant list species.



- k) Roadway Landscape. Landscaping plans that include fencing, trails, sidewalks, bikeways and a conceptual layout of plant (trees, shrubs, etc.) species and sizes for both existing and proposed roadways of collector classification and above, and other edge treatments shall be included in each Specific Plan.
  
- l) Criteria for Landscape Design. The landscaping plans included in each Specific Plan shall be used as criteria by the Community Review Board to review the design and landscaping plans of all major projects within the community prior to construction.

