

**CHAPTER FOUR: DEVELOPMENT AND DESIGN**

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

### **4.1 INTRODUCTION**

This chapter contains a description of the primary design concepts for Specific Plan I. The guidelines in this Specific Plan address only conditions unique to the Specific Plan Area, and are intended to supplement the guidelines included in the Master Plan and the Development Title. The Master Plan, Chapter Seventeen: Implementation also addresses the process for Specific Plan Amendments required for expansion areas and Special Purpose Plans required for focus areas within this Specific Plan Area. Figure 4.1: Specific Plan I Expansion and Focus Areas indicates the location of focus areas and expansion areas within the Specific Plan Area.

The purpose of the design guidelines in the Master Plan and Specific Plan I is to provide a framework for community elements resulting in a visually cohesive, quality environment. The guidelines are intended to establish a consistent treatment of common site conditions within the Specific Plan area.

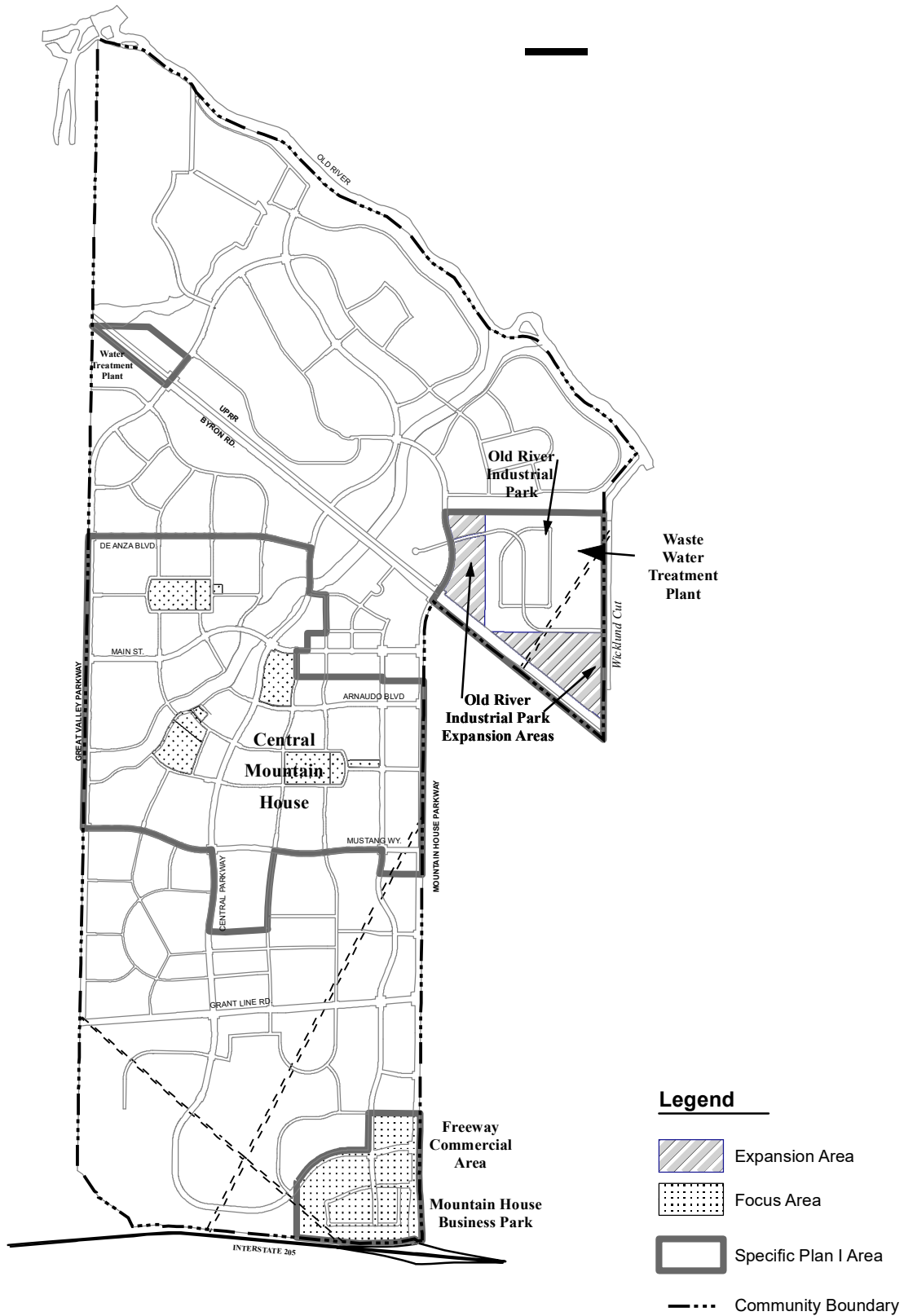
Individual projects within Specific Plan I must be consistent with relevant guidelines applicable to each subarea and condition. The guidelines are not intended to limit innovative design or response to unique site constraints, but rather to provide direction in treating common conditions throughout the community.

Chapter Seven: Recreation and Open Space provides additional information on parks and open space. Other chapters provide guidelines relating to specific topics.

### **4.2 CENTRAL MOUNTAIN HOUSE**

Central Mountain House is intended to develop as an attractive mixed use community encompassing residential neighborhoods, parks, schools and commercial services (see Figure 4.2: Central Mountain House Illustrative Concept Plan). The area is comprised of three distinct Neighborhoods (E, F, and G), each with a distinct mix of uses, layout and character, surrounding the Village Center and future Town Center and other areas. As the largest part of Specific Plan I, Central Mountain House will establish the basic character and important features for the entire community, with compact, tree-shaded neighborhoods and nearby shopping and employment districts.

The Village Center located on Central Parkway at Main Street will be developed as a pedestrian-oriented, community shopping center with primary entries facing Central Parkway and Main Street and accessible transit facilities. The Village Center is intended to provide the primary weekly shopping needs for residents within Specific Plan I.



**FIGURE 4.1 – SPECIFIC PLAN I EXPANSION AND FOCUS AREAS**

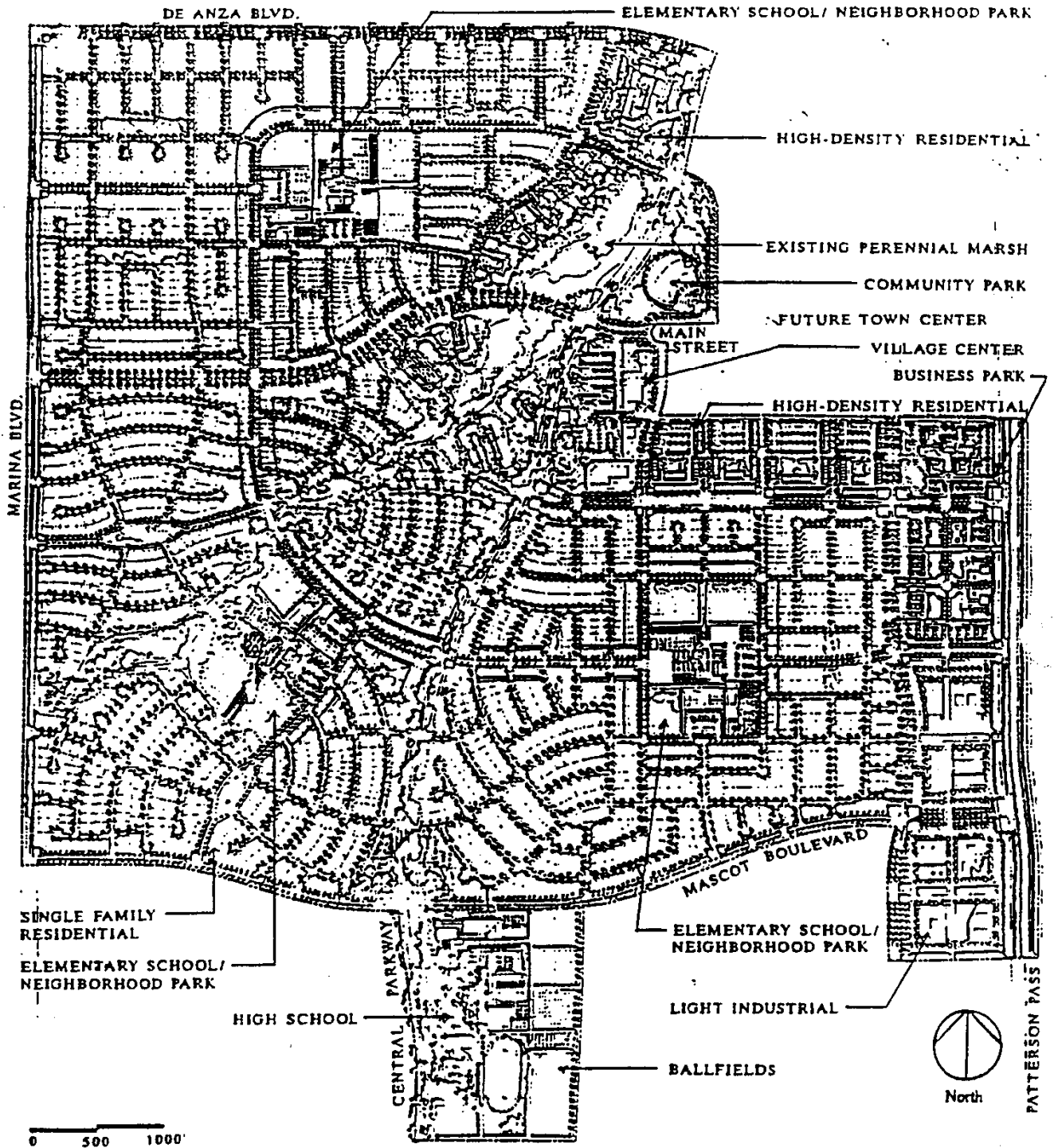


FIGURE 4.2 – CENTRAL MOUNTAIN HOUSE ILLUSTRATIVE CONCEPT PLAN

The high school site located on Central Parkway and Mascot Boulevard will ultimately serve the 12 neighborhoods in Mountain House. The site is a major public facility and should be designed as a landmark complex.

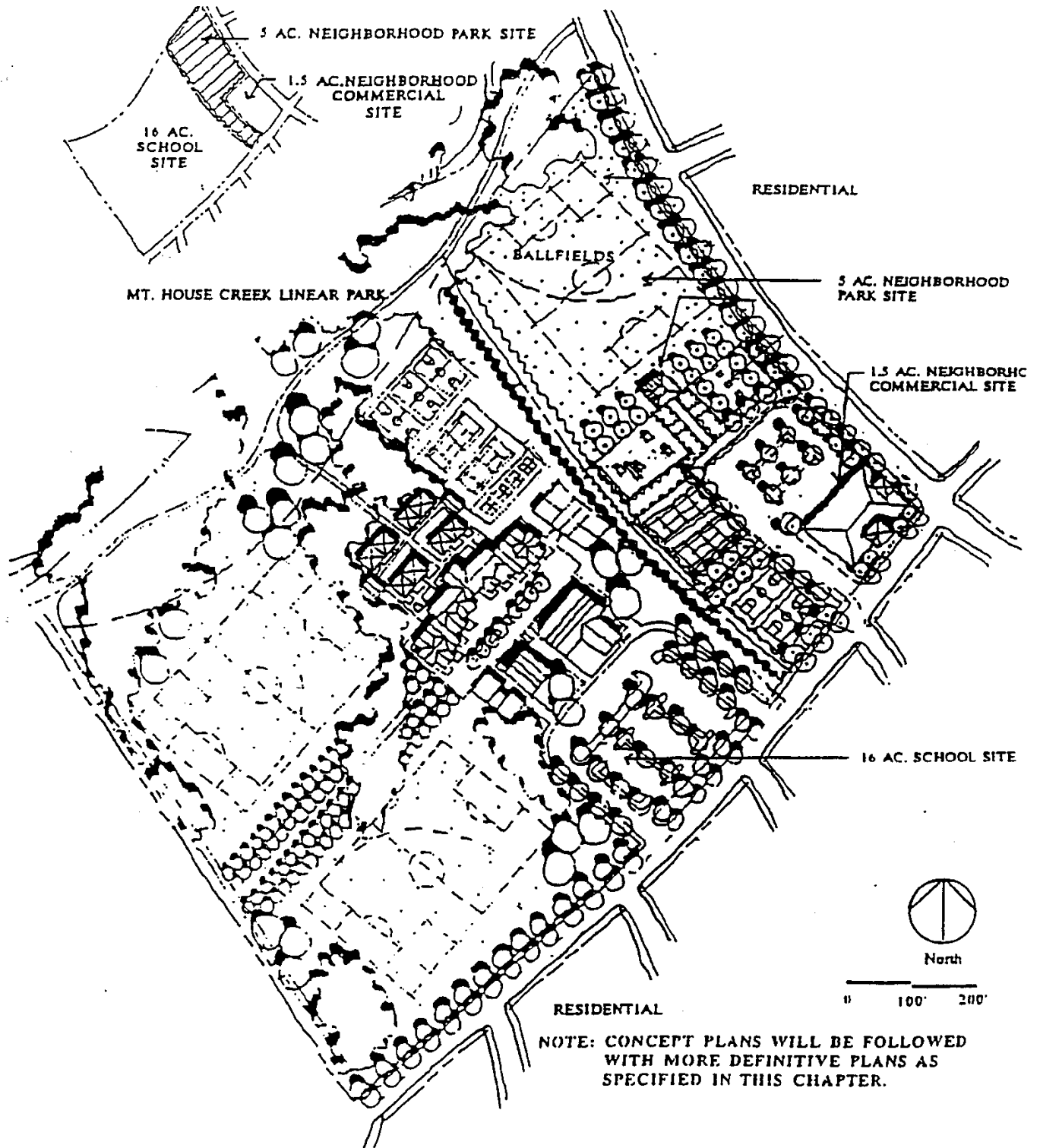
#### **4.2.1 Site Planning and Design Guidelines**

##### **Policies:**

- a) Site planning and design of buildings, landscape, roadways, signage, lighting, walls and fences, site furnishings, public art, and similar elements shall follow the standards and guidelines of the Master Plan, the Development Title, and the CSD Design Manual.
- b) Neighborhood Centers shall be designed to maximize the possibilities for pedestrian access from neighborhoods to K-8 schools, neighborhood parks, and neighborhood commercial uses. Through streets and off-street pedestrian path connections shall be utilized to encourage walking, and shall be incorporated into both Specific Plan and Tentative Map design. Figures 4.3, 4.4, and 4.5 present concepts for Neighborhood Centers in Neighborhoods E, F, and G.
- c) To the extent possible, Village Center buildings shall be sited adjacent to the rights-of-way of Main Street and Central Parkway, with store entries facing these streets.
- d) In keeping with the street-oriented nature of the Town Center, buildings within the Village Center should be designed to appear as a series of separate, connected buildings rather than a single large building.
- e) In order to make the high school an important civic presence in the community, the school buildings shall be located to be visible from the corner of Central Parkway and Mascot Boulevard. This may involve siting taller structures near the corner.
- f) Primary vehicular access to the high school shall be provided from Central Parkway, with secondary access from Mascot Boulevard or the Collector streets, as necessary.
- g) Site plans for all land uses adjacent to Town Center shall address the need for direct connections and continuity of treatments between the proposed uses and future Town Center uses.

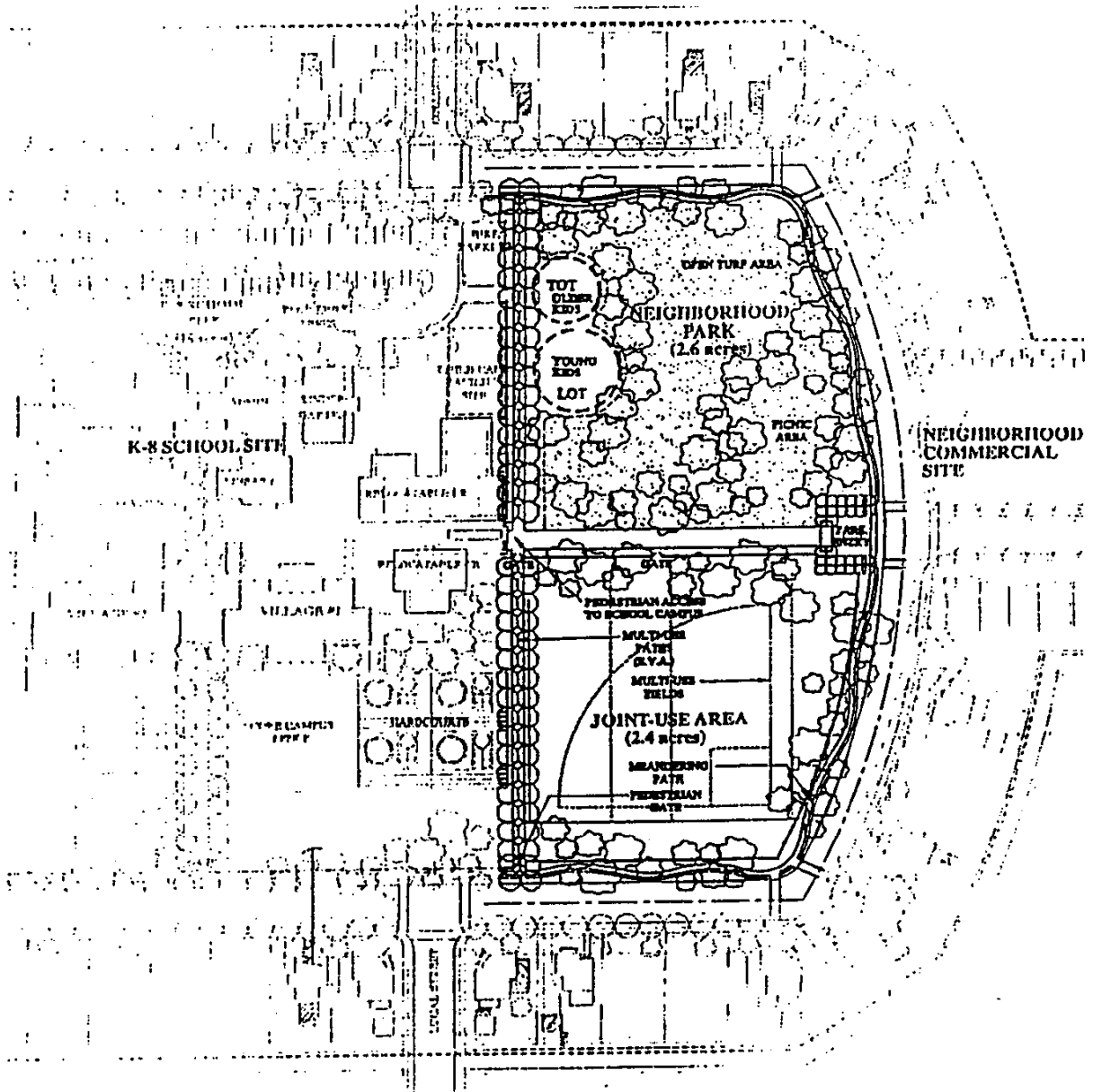
**Implementation:**

- a) Design of Focus Areas. The detailed design of focus areas shall be addressed in Special Purpose Plans which will include site planning and design of landscape and site furnishings (see Master Plan, Chapter Seventeen: Implementation and CSD Design Manual). In Central Mountain House, focus areas consist of the Village Center located at Central Parkway and Main Street and the Neighborhood Centers of Neighborhoods E, F, and G. The Special Purpose Plan for the Village Center shall be approved prior to the approval of the first Development Permit for the Village Center. Special Purpose Plans for Neighborhood Centers shall address the integration of neighborhood commercial, neighborhood park, K-8 school, child care, and neighborhood transit stops, and shall be submitted in conjunction with school plans for the K-8 school and shall be coordinated with the Preliminary Plan for the neighborhood park (to be included in the Parks and Open Space Plan). Adequate acreage shall be provided to accommodate these proposed uses. Thus, the 22.5 acres shown for each Neighborhood Center may slightly increase or decrease based on need.
  
- b) Streetscape Design. Streetscape design of Arterial roadways shall be submitted to the Review Authority concurrently with submittal of Arterial road improvement maps. Streetscape design of Collector and Local roadways shall be submitted to the Review Authority concurrently with submittal of Tentative Maps. Streetscape design shall be consistent with the provisions of the CSD Design Manual and shall address landscape design including plant materials, selection of lighting fixtures, signage, transit facilities, and other site furnishings.
  
- c) Neighborhood Commercial Areas. Neighborhood commercial areas shall be sited so that as many homes as possible are located within one-quarter mile walk of the closest neighborhood or community shopping area. However, in the first subdivision, Neighborhood F, the neighborhood commercial area may extend from the neighborhood park to De Anza to facilitate market exposure and early retail occupation.
  
- d) Design Guidelines: Design Guidelines shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in residential areas, all commercial areas including town centers and all industrial areas including business parks. Design Guidelines shall be consistent with the Mountain House Master Plan and other County adopted plans for Mountain House.



**FIGURE 4.3 – NEIGHBORHOOD CENTER CONCEPT  
NEIGHBORHOOD E**

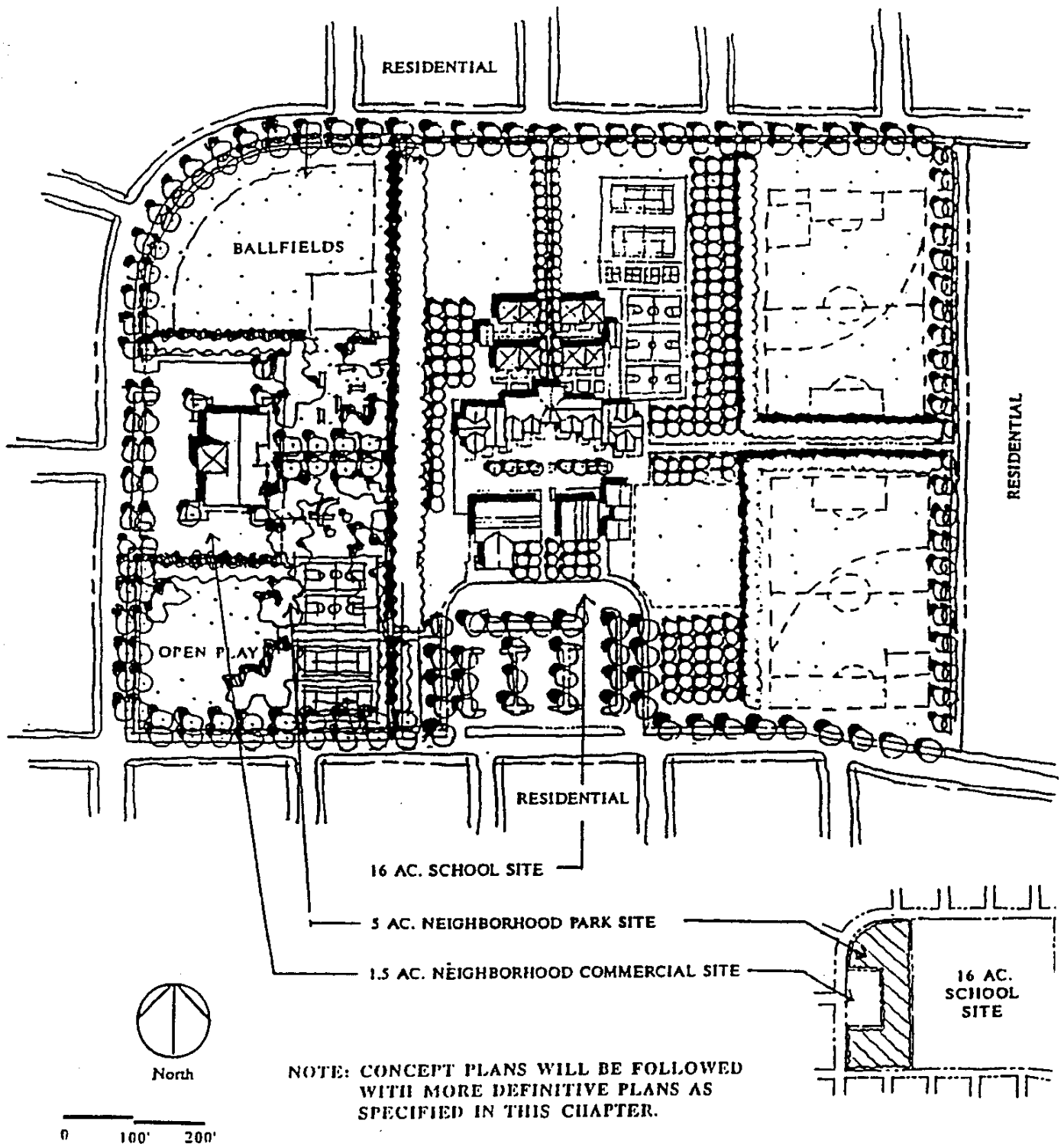
NEIGHBORHOOD "F" PARK CONCEPT



NOTE: CONCEPT PLANS WILL BE FOLLOWED WITH MORE DEFINITIVE PLANS AS SPECIFIED IN THIS CHAPTER.

FIGURE 4.4 – NEIGHBORHOOD CENTER CONCEPT NEIGHBORHOOD F





**FIGURE 4.5 – NEIGHBORHOOD CENTER CONCEPT  
NEIGHBORHOOD G**

#### **4.2.2 Central Mountain House Landscape Concept**

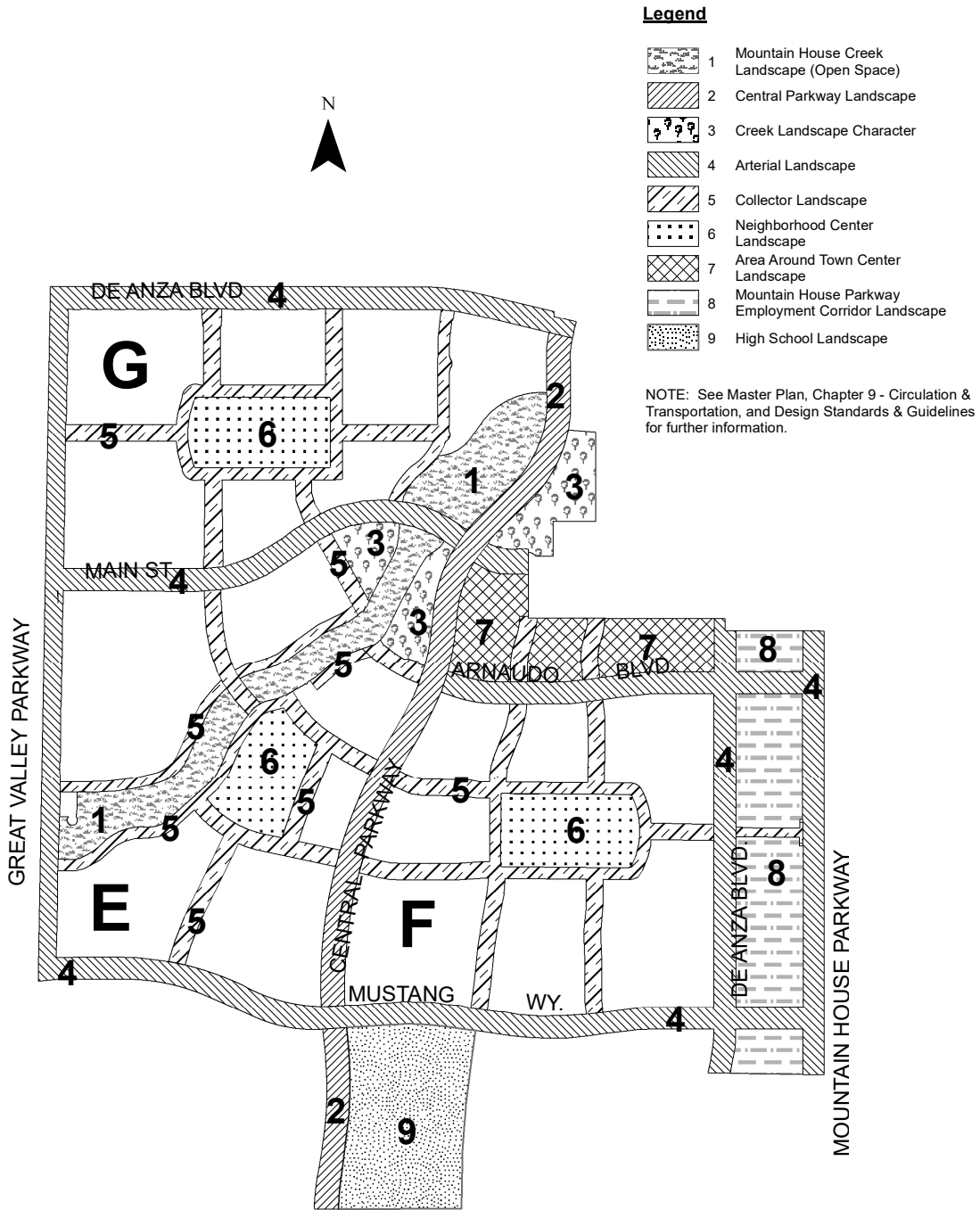
The landscape concept for Central Mountain House creates several distinct landscape zones, within which a consistent treatment of streets and common areas occurs (see Figure 4.6: Central Mountain House Landscape Concept).

As shown on Figure 4.6, the area surrounding the Town Center includes the Village Center, high density housing sites and community park adjacent to the future Town Center. Mountain House Parkway Business Corridor represents the first portion of an employment corridor which will extend along the community's eastern boundary from I-205 to Byron Road. Neighborhood Centers include K-8 schools, neighborhood parks and neighborhood commercial areas. Open space areas include Mountain House Creek Community Park, the Town Center community park, neighborhood parks, pocket parks, and other private recreation areas. Creek landscape areas consist of the medium-high density residential areas adjacent to Mountain House Creek in Neighborhoods E and G. The CSD Design Manual contains specific landscape requirements for Central Mountain House.

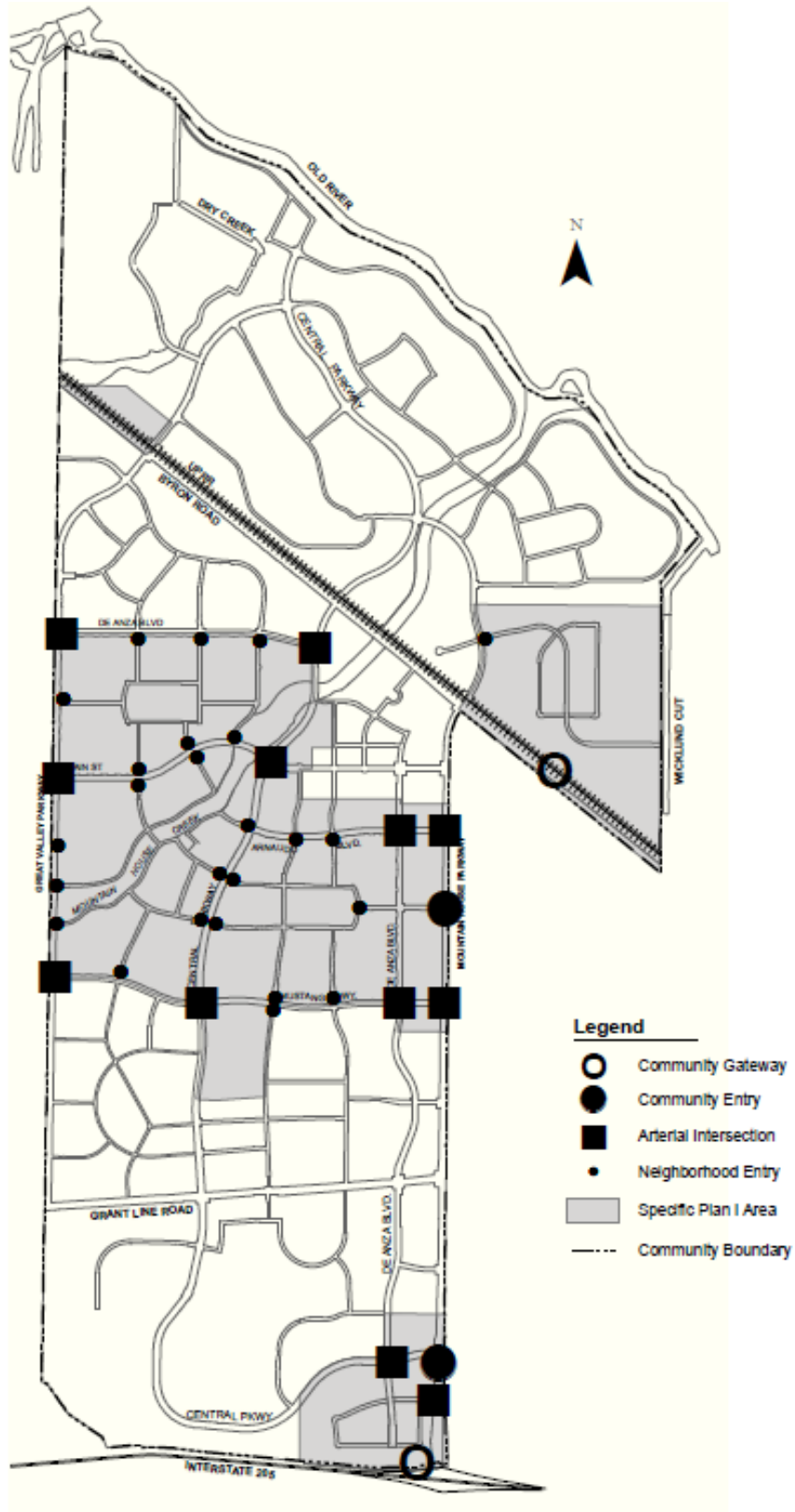
##### **Policies:**

- a) Landscaping within the area surrounding the Town Center shall be designed to link Neighborhood F with the future development, and to establish a basic character that will be further developed as the Town Center is implemented.
- b) The landscape treatment of the Mountain House Parkway business corridor shall be designed to create a unified landscape environment that links the Mountain House Business Park and all employment uses extending to Byron Road, and to create a transition/buffer area between Mountain House Parkway and the residential neighborhoods to the west.
- c) The landscape treatment of each Neighborhood Center and the high school shall be designed to establish the basic landscape character for each neighborhood.
- d) Landscape design of open space areas shall follow the provisions of Chapter Seven: Recreation and Open Space.
- e) The landscape treatment of medium-high density residential areas adjacent to Mountain House Creek in Neighborhoods E and G shall be designed to develop a landscape character that is influenced by and reinforces the creek corridor vegetation.
- f) Neighborhood entries shall be constructed at the locations shown by Figure 4.7: Entries Location Plan. Entries shall be consistent within each neighborhood, and shall vary between neighborhoods. Neighborhood entries shall generally be consistent with the entry concepts shown on Figure 4.8: Typical Neighborhood E, F, and G Entry Plan View and 4.9: Typical Neighborhood E, F, and G Entry Elevation.

# MOUNTAIN HOUSE SPECIFIC PLAN I



**FIGURE 4.6 – CENTRAL MOUNTAIN HOUSE LANDSCAPE CONCEPT**



**FIGURE 4.7 – ENTRIES LOCATION PLAN**

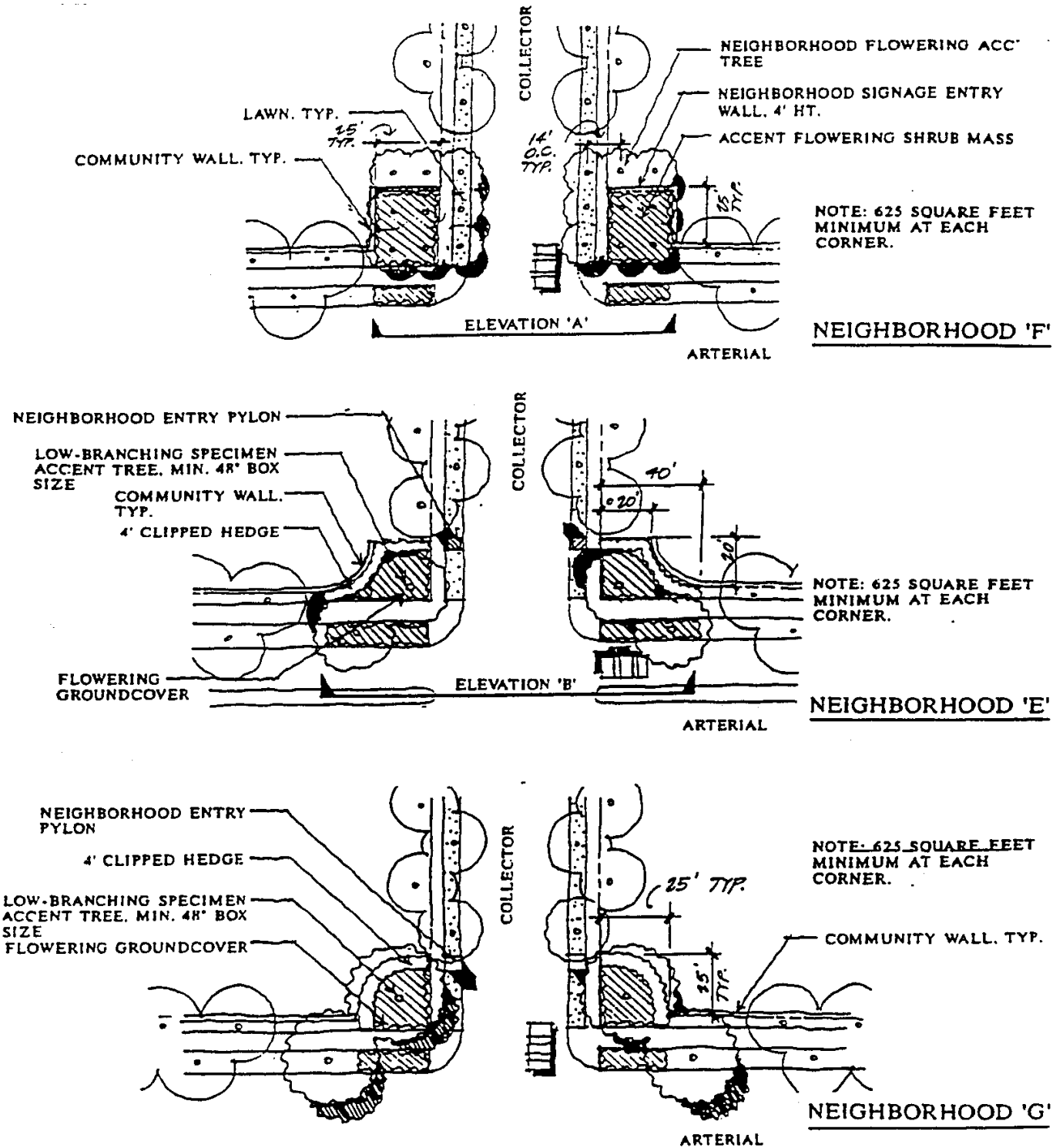


FIGURE 4.8 – TYPICAL NEIGHBORHOOD E, F, AND G ENTRY PLAN VIEW

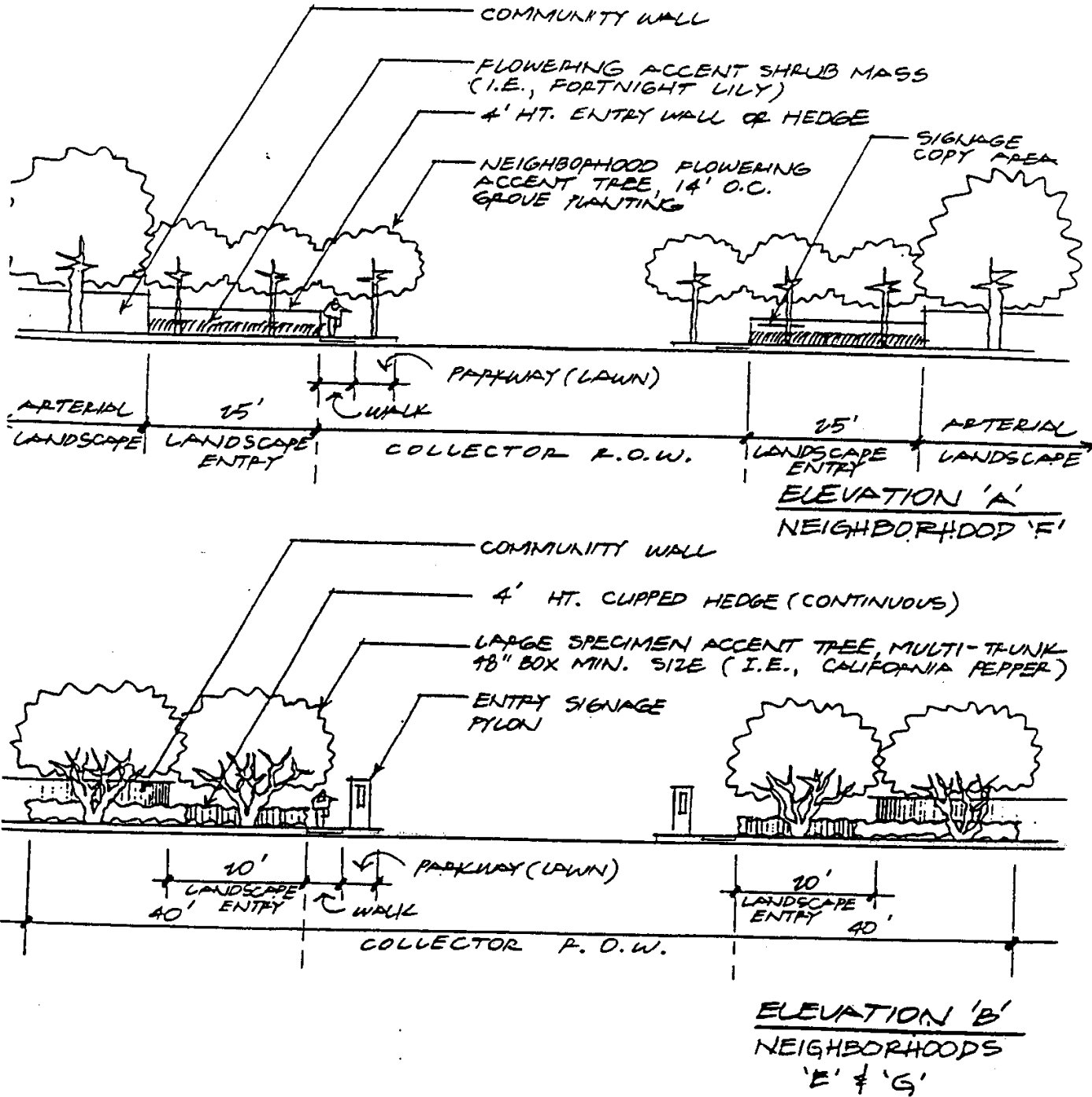


FIGURE 4.9 – TYPICAL NEIGHBORHOOD E, F AND G ENTRY ELEVATION

- g) Entries to parcels, building entries, courtyards, plazas or other pedestrian/employee gathering areas shall utilize groups of accent trees (see Table 4.1: Central Mountain House Recommended Plant Palette).
- h) Buffer treatments, setbacks and/or landscape treatments shall be provided along all boundaries of Specific Plan I. These buffers can be designed so that they remain in place only until adjacent agricultural operations cease or they can be designed to remain permanently.

**Implementation:**

- a) Landscape Design Guidelines. Landscape design of streets, entries, and development areas within Central Mountain House shall follow the provisions of the Master Plan (Chapter Four: Development and Design) and the CSD Design Manual and Roadway Landscape Plan.
- b) Plant Palette. Plant materials shall be selected from Table 4.1: Central Mountain House Recommended Plant Palette and from the plant list contained in the CSD Design Manual and Roadway Landscape Plan.
- c) Local Roadways. Plant materials for Local roadways shall be selected as part of streetscape design (see Section 4.2.1: Site Planning and Design Guidelines, above).
- d) Boundary Conditions. All Tentative Map submittals that are adjacent to a Specific Plan boundary, and specifically those adjacent to agricultural operations, shall contain measures to minimize land use conflicts. These measures shall include any combination of setbacks, buffers and landscape treatment that can effectively reduce potential conflicts. These measures may be interim or may be designed to be incorporated into the ultimate community design.

<b>Table 4.1: Central Mountain House Recommended Plant Palette</b>		
<b>Area</b>	<b>Botanical Name</b>	<b>Common Name</b>
<b>A. Residential Areas</b> <b>Neighborhood "F":</b> 1. Collector Street Tree 2. Accent Tree <b>Neighborhood "E":</b> 1. Collector Street Tree 2. Accent Tree <b>Neighborhood "G":</b> 1. Collector Street Tree 2. Accent Tree	Celtis occidentalis Prunus serrulata "Kwanzan"  Quercus ilex Lagerstroemia indica  Fraxinus velutina "Rio Grande" Malus species	Common Hackberry Flowering Cherry  Holly Oak Crepe Myrtle  Arizona Ash Flowering Crabapple
<b>B. Area Surrounding Town Center</b> 1. Collector Street Tree 2. Accent Tree 3. Parking Lot Tree	Celtis occidentalis Prunus serrulata "Kwanzan" Platanus acerifolia "Yarwood"	Common Hackberry Flowering Cherry London Plane Tree
<b>C. Business Park/Industrial Area</b> 1. Collector Street Tree 2. Accent Trees  3. Parking Lot Trees 4. Screening Hedge	Celtis occidentalis Prunus serrulata "Kwanzan" Pyrus calleryana Prunus cerasifera Platanus acerifolia "Yarwood" Ligustrum species (3-4' height)	Common Hackberry Flowering Cherry Ornamental Pear Flowering Plum London Plan Tree Privet
<b>D. High School</b> 1. East and South Perimeter Tree 2. Parking Lot Tree  3. Accent Tree	Zelkova serrata "Village Green" Alnus species Liquidamber styraciflua Lagerstroemia indica	Sawleaf Zelkova Alder American Sweet Gum Crape Myrtle

NOTE: Recommended plants may be substituted with plants that are similar in character as specified in the CSD Design Manual and the CSD Roadway Landscape Plan.



### 4.3 MOUNTAIN HOUSE BUSINESS PARK (EAST PORTION)

Located at the corner of I-205 and Mountain House Parkway, the Mountain House Business Park will provide the primary employment area for the community in an attractive, well-organized setting. The business park will be characterized by landscaped street corridors with pedestrian and bicycle facilities throughout the park. A variety of business users and site requirements will be accommodated, including planned industrial, office commercial, and freeway commercial businesses. See Figure 4.10: Mountain House Business Park Illustrative Plan.

#### 4.3.1 Site Planning and Design Guidelines

**Policies:**

- a) Site planning and design of buildings, landscape, roadways, signage, lighting, walls and fences, site furnishings, public art, and similar elements shall follow the standards and guidelines of the Master Plan and the CSD Design Manual.
- b) Primary access to all business park sites shall be from the internal street system.
- c) All undivided driveways shall have a maximum width of 30 feet. Adjacent parcels are encouraged to utilize shared driveways.

**Implementation:**

- a) Design of Focus Areas. The detailed design of focus areas shall be addressed in Special Purpose Plans which will include site planning and design of landscape and site furnishings (see Master Plan, Chapter Seventeen: Implementation and CSD Design Manual). In Mountain House Business Park, focus areas consist of the Freeway Service Commercial Area. This Special Purpose Plan shall be approved prior to approval of the first Development Permit for the Freeway Service Commercial Area and shall include a comprehensive sign program. This program will limit pole signs within the Freeway Service Area to no more than two locations. Height and size restrictions shall be imposed where feasible to lessen the visual impact.
- b) Expansion Areas. The planning and design of expansion areas shall be addressed as part of Specific Plan Amendments for the subject areas. In Mountain House Business Park, the expansion area is the west portion of the business park (see Figure 4.1: Specific Plan I Expansion and Focus Areas). Except for uses permitted in the AU zone, Specific Plan Amendments shall be submitted prior to submittal of any Development Permit in the expansion area.



**FIGURE 4.10 – MOUNTAIN HOUSE BUSINESS PARK ILLUSTRATIVE PLAN**

- c) Design Guidelines. Design Guidelines for the Business Park shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits. Design Guidelines for the Freeway Service Commercial area may be submitted separately from the other portions of the Business Park, along with the Special Purpose Plan.
- d) Streetscape Design. Streetscape design of Arterial roadways shall be submitted to the Review Authority concurrently with submittal of Arterial road improvement maps. Streetscape design of Collector and Local roadways shall be submitted to the Review Authority concurrently with submittal of Tentative Maps. Streetscape design shall be consistent with the provisions of the CSD Design Manual and shall address landscape design including plant materials, selection of lighting fixtures, signage, transit facilities, and other site furnishings.

#### **4.3.2 Mountain House Business Park Landscape Concept**

The landscape concept for Mountain House Business Park emphasizes the consistent treatment of street corridors, the establishment of tree windrows to demarcate parcel lines and major use areas, and the planting of groves of accent trees at entries and gathering areas (see Figure 4.11: Mountain House Business Park Landscape Concept and Figure 4.7: Community Entries and Sign Location Plan).

The CSD Design Manual provides additional landscape guidelines for the business park.

##### **Policies:**

- a) Entries into the business park from Arterial streets shall establish a landscape setback area consistent with the “neighborhood entry”, as defined by the Master Plan (see Figure 4.12: Typical Business Park Entry).
- b) All entries within the Business Park shall use consistent treatment of landscaping, walls, signage, lighting or other elements (see Figure 4.12).
- c) Entries to parcels, building entries, courtyards, plazas or other pedestrian/ employee gathering areas shall utilize groups of accent trees.
- d) Interim buffers and/or landscape treatments shall be installed along the western boundary of Phase I of the business park to minimize agricultural/urban land use conflicts.

**Implementation:**

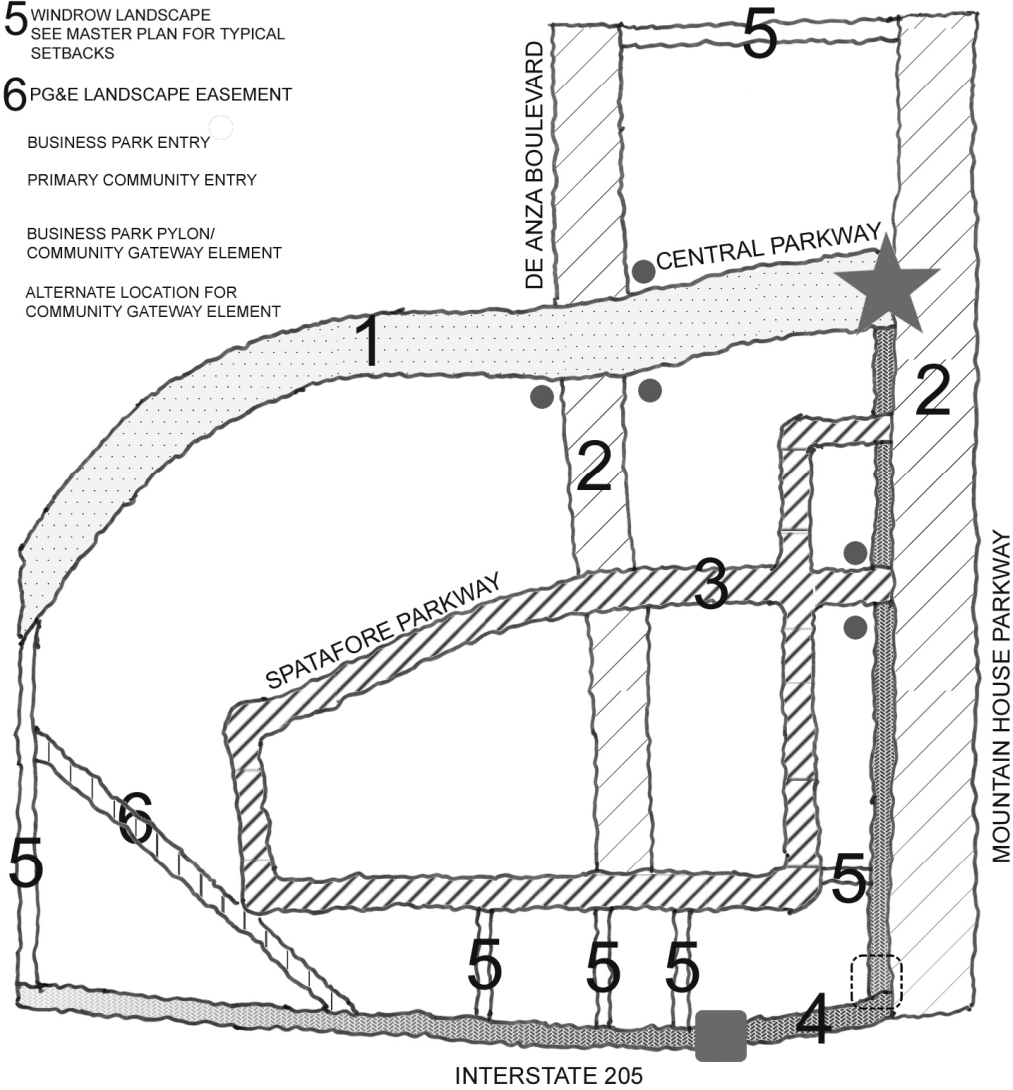
- a) Landscape Design Guidelines. Landscape design of streets, entries, and development areas within Mountain House Business Park shall follow the provisions of the Master Plan (Chapter Four: Development and Design) and the CSD Design Manual.
- b) Plant Palette. Plant materials shall be selected from Table 4.2: Mountain House Business Park Recommended Plant Palette and from the plant list contained in the CSD Design Manual.
- c) Local Roadways. Plant materials for Local roadways shall be selected as part of streetscape design (see Section 4.3.1: Site Planning and Design Guidelines, above).
- d) Western Edge Treatments. Those uses proposed along the western edge of the business park shall incorporate an edge treatment that includes windrows, hedges, and evergreens that will reduce impacts of dust and spray from adjacent agricultural operations. This landscaping shall be designed so that it will be part of the ultimate landscaping at buildout of the business park.

<b>Table 4.2 Mountain House Business Park Recommended Plant Palette</b>		
<b>Area</b>	<b>Botanical Name</b>	<b>Common Name</b>
1. Collector Street Tree	Liriodendron tulipifera	Tulip Tree
2. Accent Trees	Prunus cerasifera, Pyrus calleryana, Salix babylonica Maytenus noria "Green Showers"	Flowering Plum, Ornamental Pear, Weeping Willow Mayten Tree
3. Parking Lot Tree at I-205 Edge and Mountain House Parkway	Pistacia chinensis	Chinese Pistache
4. Screening Hedge	Escallonia sp.	Privet Escallonia

NOTE: Recommended plants may be substituted with plants that are similar in character as specified in the CSD Design Manual and the CSD Roadway Landscape Plan.

LANDSCAPE LEGEND

-  1 CENTRAL PARKWAY LANDSCAPE
-  2 ARTERIAL LANDSCAPE
-  3 COLLECTOR LANDSCAPE
-  4 1-205/MOUNTAIN HOUSE PARKWAY BUFFER LANDSCAPE
-  5 WINDROW LANDSCAPE  
SEE MASTER PLAN FOR TYPICAL SETBACKS
-  6 PG&E LANDSCAPE EASEMENT
-  BUSINESS PARK ENTRY
-  PRIMARY COMMUNITY ENTRY
-  BUSINESS PARK PYLON/  
COMMUNITY GATEWAY ELEMENT
-  ALTERNATE LOCATION FOR  
COMMUNITY GATEWAY ELEMENT



**FIGURE 4.11 – MOUNTAIN HOUSE BUSINESS PARK  
LANDSCAPE CONCEPT**



#### 4.4 OLD RIVER INDUSTRIAL PARK (NORTHEAST PORTION)

The Old River Industrial Park will provide large sites suitable for general, heavy industrial users. There is also 50 acres set aside for public service uses, which include a wastewater treatment plant, corporation yards for schools and CSD operations. See Figure 4.13: Old River Industrial Park Illustrative Concept Plan.

##### 4.4.1 Site Planning and Design Guidelines

**Policies:**

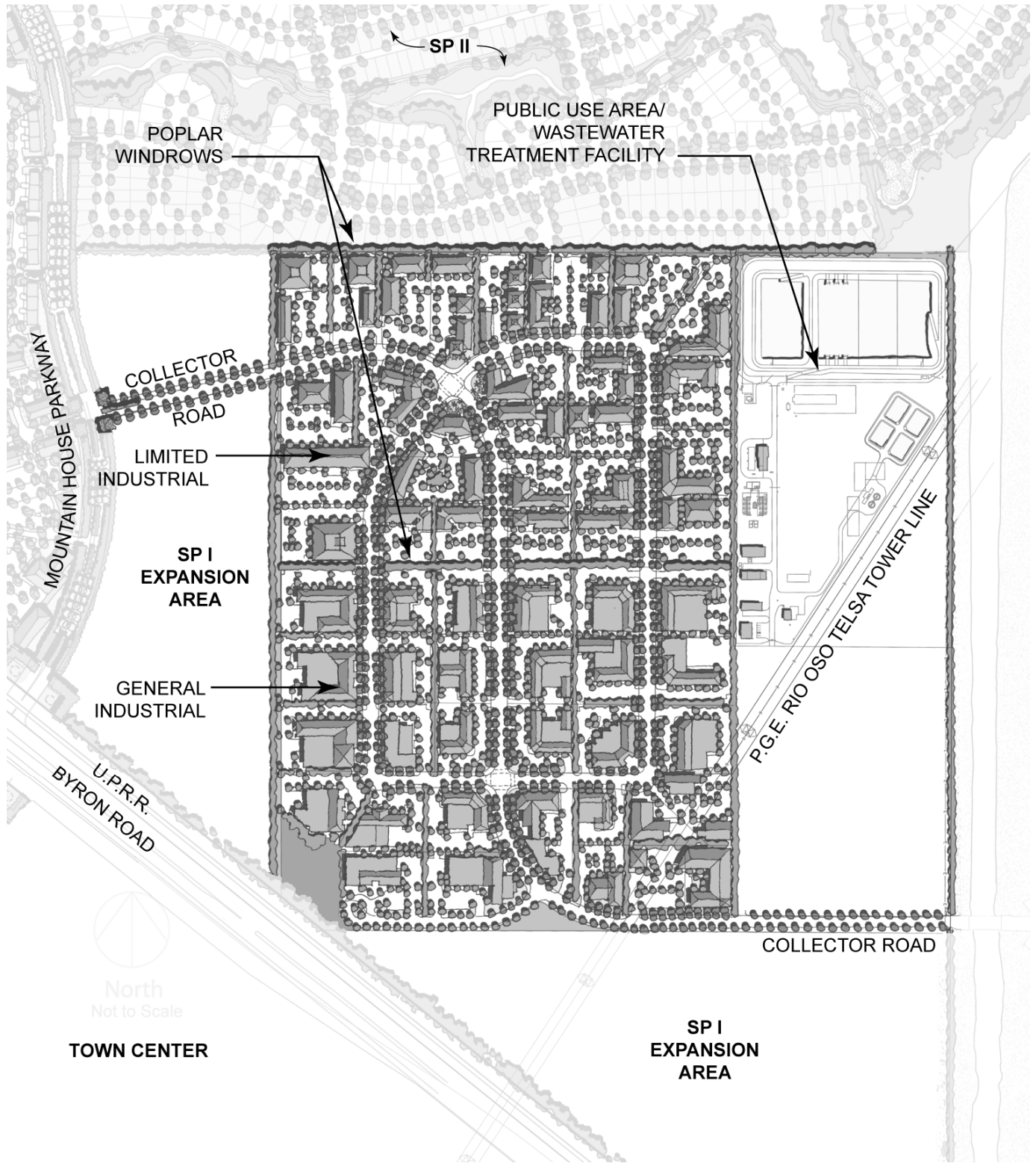
- a) Site planning and design of buildings, landscape, roadways, signage, lighting, walls and fences, site furnishings, public art, and similar elements shall follow the standards and guidelines of the Master Plan and the CSD Design Manual.

**Implementation:**

- a) Expansion Areas. The planning and design of expansion areas shall be addressed as part of Specific Plan Amendments for the subject areas. In Old River Industrial Park, such areas consist of expansion areas to the south and west of the area covered by this Specific Plan (see Figure 4.1: Specific Plan I Expansion and Focus Areas). Except for uses permitted in the AU zone, specific Plan Amendments shall be submitted prior to submittal of any Development Permit in the expansion area.
- b) Design Guidelines. Design Guidelines intended to apply to the entire Industrial Park, including Limited Industrial and General Industrial uses, shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in the Industrial Park.
- c) Streetscape Design. Streetscape design of Arterial roadways shall be submitted to the Review Authority concurrently with submittal of Arterial road improvement maps. Streetscape design of Collector and Local roadways shall be submitted to the Review Authority concurrently with submittal of Tentative Maps. Streetscape design shall be consistent with the provisions of the CSD Design Manual and shall address landscape design, selection of lighting fixtures, signage, transit facilities, and other site furnishings.

##### 4.4.2 Old River Industrial Park Landscape Concept

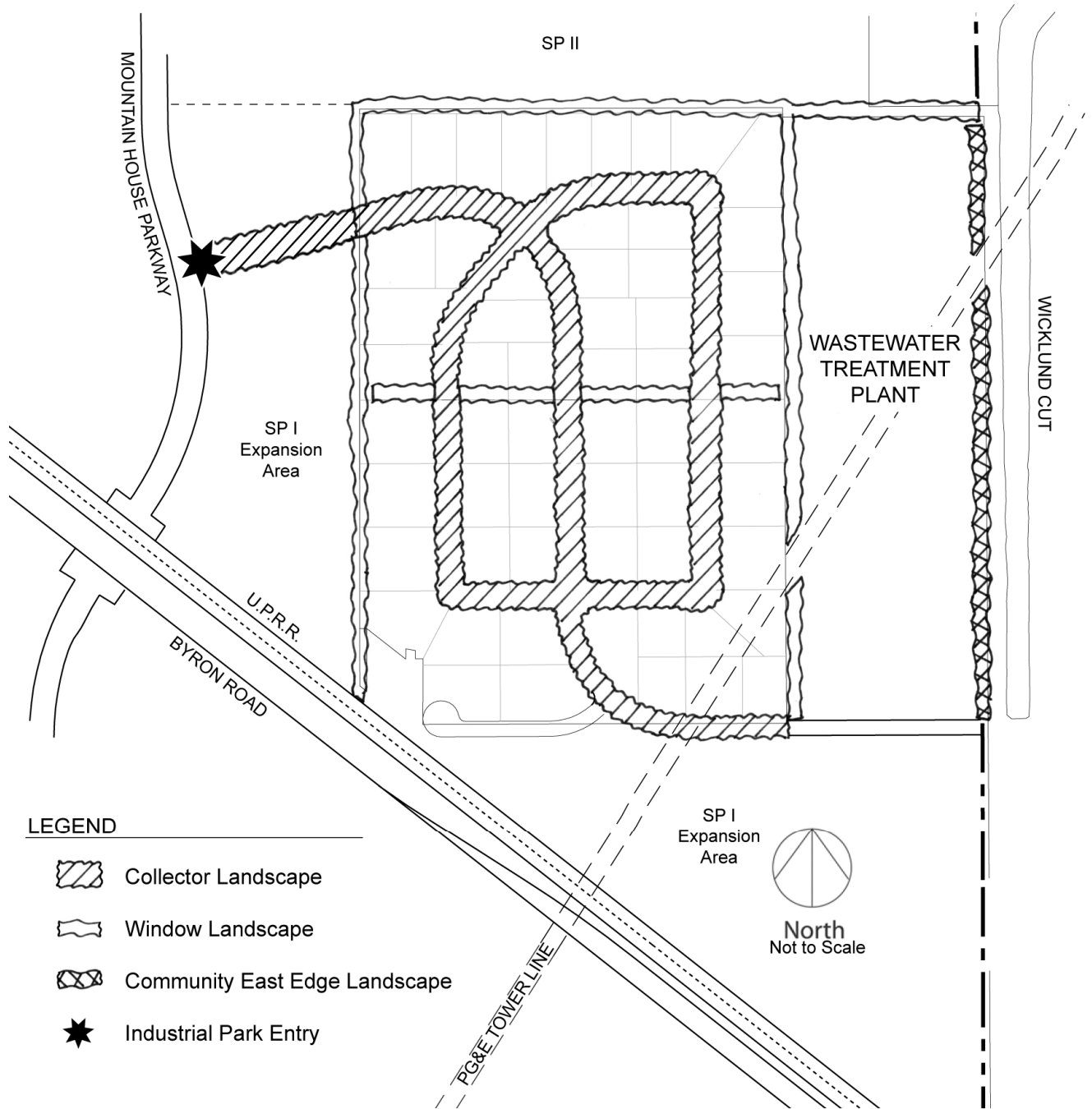
The landscape treatments used in the Industrial Park are similar to the approach used in the business park, described above. The landscape concept for Old River Industrial Park emphasizes the consistent treatment of street corridors and the landscaping of parcel boundaries, building entries and parking lots (see Figure 4.14: Old River Industrial Park Landscape Concept Plan, Figure 4.15: Old River Industrial Park Typical Entry and Collector Streets, and Figure 4.7: Community Entries and Sign Location Plan).



**FIGURE 4.13 – OLD RIVER INDUSTRIAL PARK ILLUSTRATIVE CONCEPT PLAN**



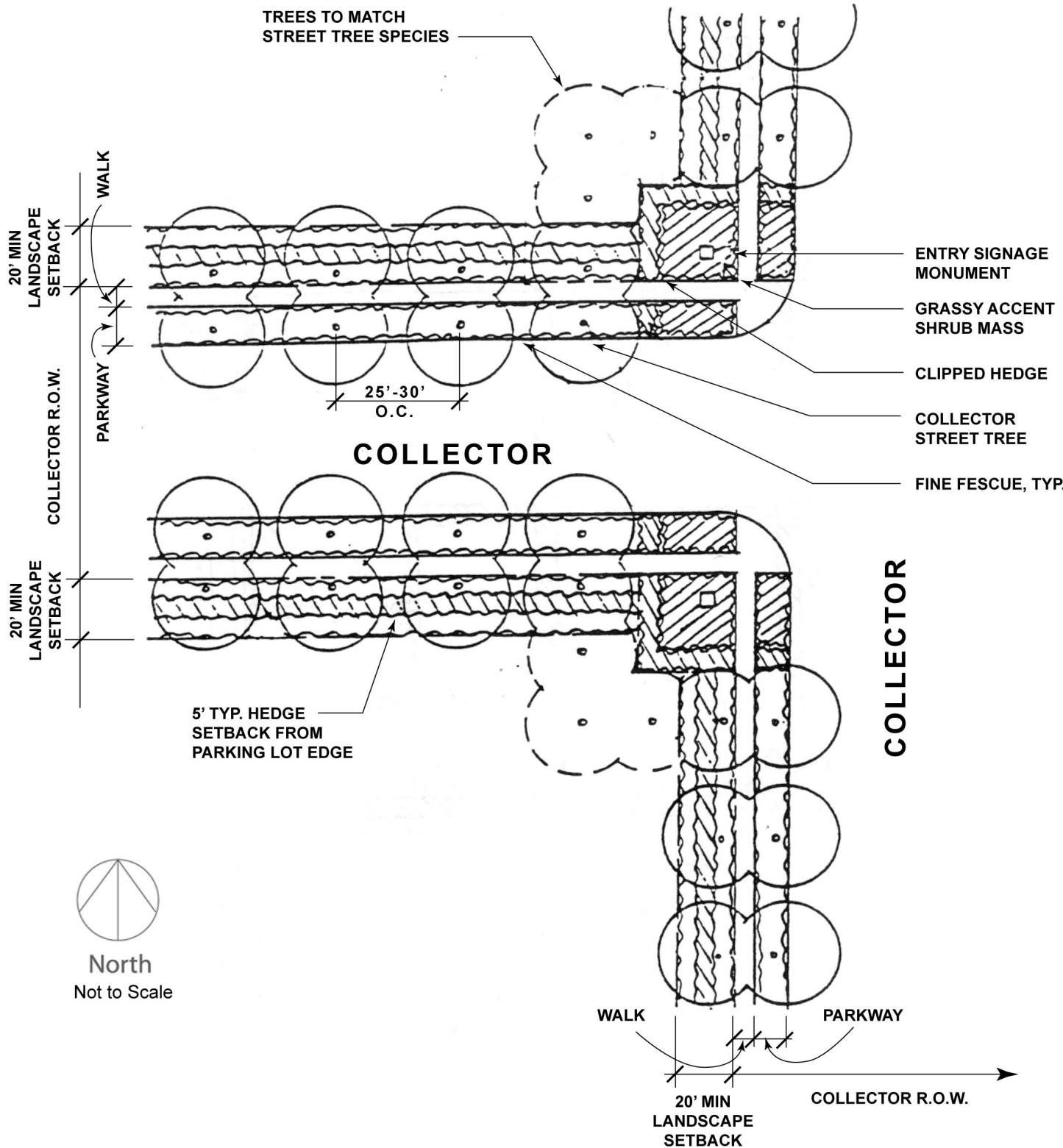
NOTE:  
See Master Plan, Chapter 9: Circulation & Transportation, and Design Standards & Guidelines for further Information.



LEGEND

-  Collector Landscape
-  Window Landscape
-  Community East Edge Landscape
-  Industrial Park Entry

**FIGURE 4.14 – OLD RIVER INDUSTRIAL PARK LANDSCAPE CONCEPT PLAN**



**FIGURE 4.15 – OLD RIVER INDUSTRIAL PARK TYPICAL ENTRY AND COLLECTOR STREETS**

**Policies:**

- a) All entries within the Industrial Park shall use consistent treatment of landscaping, walls, signage, lighting or other elements (see Figures 4.14 and 4.15).
- b) Entries to parcels, building entries, courtyards, plazas or other pedestrian/ employee gathering areas shall utilize groups of accent trees.
- c) Buffer treatments, setbacks and/or landscape treatments shall be provided along all boundaries of Specific Plan I. These buffers can be designed so that they remain in place only until adjacent agricultural operations cease or they can be designed to remain permanently.

**Implementation:**

- a) Landscape Design Guidelines. Landscape design of streets, entries, and development areas within Old River Industrial Park shall follow the provisions of the Master Plan (Chapter Four: Development and Design) and the CSD Design Manual.
- b) Plant Palette. Plant materials shall be selected from Table 4.3: Old River Industrial Park Recommended Plant Palette and from the plant list contained in the CSD Design Manual.
- c) Local Roadways. Plant materials for Local roadways shall be selected as part of streetscape design (see Section 4.4.1: Site Planning and Design Guidelines, above).

Boundary Conditions. All Tentative Map submittals that are adjacent to a Specific Plan boundary, and specifically those adjacent to agricultural operations, shall contain measures to minimize land use conflicts. These measures shall include any combination of setbacks, buffers and landscape treatment that can effectively reduce potential conflicts. These measures may be interim or may be designed to be incorporated into the ultimate

Table 4.3: Old River Industrial Park Recommended Plant Palette		
Area	Botanical Name	Common Name
1. Collector Street Tree	Quercus suber	Cork Oak
2. Accent Trees	Prunus cerasifera, Pyrus calleryana, Schinus molle	Flowering Plum, Ornamental Pear, California Pepper
4. Screening Hedge	Ligustrum species (3-4' height)	Privet

NOTE: Recommended plants may be substituted with plants that are similar in character as specified in the CSD Design Manual and the CSD Roadway Landscape Plan.