

# YOSEMITE SQUARE

---



## MASTER PLAN MANTECA, CA

PREPARED FOR  
THE CITY OF MANTECA

SUBMITTED BY  
YOSEMITE SQUARE BUSINESS PARK, LLC

JANUARY 2012

## **Project Team**

---

### **Prepared For:**

#### **Yosemite Square Business Park, LLC**

1132 Norman Drive  
Manteca, CA 95336  
(209)832-3121  
Mr. Bill Filios  
Mr. Art Nunes  
Mr. Daryll Quaresma

### **Prepared By:**

#### **John Palmer, AICP**

672 W. 11<sup>th</sup> Street, Suite 102  
Tracy, CA 95376  
(209)229-7760  
Mr. John Palmer

#### **RLC Associates**

1660 W. Yosemite Ave., Suite 3  
Manteca, CA 95337  
(209)239-5030  
Mr. Ron Cheek

#### **KLA, Inc**

151 N. Norlin Street  
Sonora, CA 95370  
(209)532-2856  
Mr. Tom Holloway

## Table of Contents

---

<b>Section 1 – Introduction</b>	<b>6</b>
1.1 Purpose	7
1.2 Regional Context	7
1.3 Plan Area	8
Figure 1.3.1 – Location Map	8
1.4 Overview / Project Description	8
1.5 Plan Adoption and Regulation	9
1.6 Relationship to General Plan	10
1.7 Master Plan Organization	10
<b>Section 2 – Existing Conditions</b>	<b>11</b>
2.0 Existing Land Use	12
Figure 2.0.1 – Existing Land Use Map	12
2.1 Existing Improvements	12
2.2 Existing Circulation and Access	13
Figure 2.2.1 - Existing Circulation and Access Map	13
<b>Section 3 – Land Use and Urban Design</b>	<b>14</b>
3.0 Land Use Concept	15
Table 3.0.1 – Land Use Summary	15
Figure 3.0.1 – Land Use Map	17
3.1 Residential	18
3.1.1 Low Density Residential	18
Table 3.1.1 – Low Density Residential Specifications	19
3.1.2 Medium Density Residential	21
Table 3.1.2 – Medium Density Residential Specifications	22
3.1.3 High Density Residential	24
Table 3.1.3 – High Density Residential Specifications	25
3.1.4 Business Park	26
Table 3.1.4 – Business Park Specifications	27

---

**Section 4 – Landscape, Park, and Open Space** **29**

4.0	Landscape Vision	30
	Figure 4.0.1 – Landscape Concept Map	31
4.1	Streetscape and ROW Landscape Features	32
	Figure 4.1.1 – ‘A’ Drive at Future Vasconcellos terminus	33
	Figure 4.1.2 – ‘E’ Street - Meandering Path	33
	Figure 4.1.3 – ‘E’ Street - Business Park with 20’ Easement	34
4.2	Gateway Entries	35
	Figure 4.2.1 – ‘A’ Drive Entry	35
	Figure 4.2.2 – ‘E’ Street Entry	36
	Figure 4.2.3 – Neighborhood Entry	36
4.3	Parks	37
4.3.1	Basin Park	37
	Figure 4.3.1 – Basin Park	38
4.3.2	Neighborhood Park	39
	Figure 4.3.2 – Neighborhood Park	39
4.4	Highway 99 Landscape Easement	41
	Figure 4.4.1 – Hwy 99 Residential Frontage – Plan View	41
	Figure 4.4.2 – Hwy 99 Residential Frontage – Section	41
	Figure 4.4.3 – Hwy 99 Business Park Frontage	42
4.5	Walls and Fencing	42
	Figure 4.5.1 – CMU Block Wall with Pilaster	42
	Figure 4.5.2 – Rail and Pilaster Fence	42
	Figure 4.5.3 – Fencing and Walls	43
4.6	Lighting	44
	Figure 4.6.1 – Community Lighting	44
4.7	Community Irrigation System	44

---

**Section 5 – Circulation** **45**

5.0	Circulation Plan	46
	Figure 5.0.1 – Vehicular Circulation	47
5.1	Existing Right-of-Way	48
	Figure 5.1.1 – Austin Road – New Construction	48
5.2	Proposed Rights-of-Way	49
	Figure 5.2.1 – ‘A’ Drive	49

Figure 5.2.2 – ‘E’ Street – Residential and Business Park	50
Figure 5.2.3 – ‘E’ Street – Residential both sides	50
Figure 5.2.4 – ‘C’ and ‘D’ Street Sections	51
Figure 5.2.5 – Neighborhood Entry Drive	51
5.3 Non-Vehicular Circulation	52
Figure 5.3.1 – Non-Vehicular Circulation	53
5.4 Cul de Sac Pedestrian Connection	54
Figure 5.4.1 – Cul de Sac Pedestrian Connection	54
5.5 Public Transit	54
<b>Section 6 – Infrastructure</b>	<b>55</b>
6.0 Storm Drain Basin/Park	56
6.1 Water Master Plan	56
Figure 6.1.1 – Water System Exhibit	57
6.2 Sanitary Sewer Master Plan	58
Figure 6.2.1 – Sanitary Sewer Exhibit	59
6.3 Storm Drain	60
Figure 6.3.1 – Storm Drain Exhibit	62
6.4 Telephone Service	63
6.5 Electric Service	63
6.6 Natural Gas	63
6.7 Cable Television	63
<b>Section 7 – Administration and Implementation</b>	<b>64</b>
7.0 Implementation of the Plan	65
7.1 Adoption of the Master Plan	66
7.2 Amendments	66
7.2.1 Scope of Amendments	66
7.2.2 Minor Amendments	66
7.2.3 Major Amendments	67
7.3 Master Plan Phasing	68
7.4 Master Plan Compliance and Enforcement	68
7.4.1 Yosemite Square Design Review	68
7.4.2 Landscape Maintenance	68
<b>Appendix A.1 – Approved Plant List</b>	<b>69</b>

## SECTION 1

# INTRODUCTION

---



# Section 1 - Introduction

## 1.1 Purpose

The Yosemite Square Master Plan was prepared to provide a comprehensive planning document to guide and direct development of the 137.7 acre Yosemite Square project. The Yosemite Square Master Plan establishes the land uses, development concepts, guidelines and standards based on the goals and policies articulated in the City's General Plan. The land uses, development concepts, guidelines and standards together establish the vision and will ensure a consistent quality and character for the Plan Area. Although consistent with City of Manteca's Zoning, the Yosemite Square Master Plan is intended to be more specific in guiding and directing development of the Plan Area. The Master Plan will serve as the implementation tool for the City of Manteca with the following Goals:

- Implement the City of Manteca's General Plan
- Provide an opportunity for a multi-use development project
- Provide a business park location and opportunity to attract job generating uses to the City of Manteca
- Provide a mix of residential types and densities
- Establish a framework for development with streamlined implementation
- Provide for a viable phased extension of city infrastructure and services to Yosemite Square

## 1.2 Regional Context

Yosemite Square is situated at the eastern edge of the City of Manteca, in the heart of the Central Valley. The Plan Area is proximate to the interstate highway system including Highway 99, Highway 120, and Interstate 5. The location of the Plan Area near major interstate highway linkages provides direct access to large metropolitan areas of the State including Sacramento, San Francisco and Los Angeles. The Plan Area is also proximate with direct access to recreational opportunities of the San Joaquin Delta and the Sierra Nevada Mountain Range.



### 1.3 Plan Area

Yosemite Square is located in the southeastern portion of the City of Manteca (refer to Figure 1.3.1 and Figure 2.0.1). The Plan Area is approximately 137.7 acres that were annexed to the City of Manteca in 1995 and 1997 (129 LAFCo #926 6/30/95 and 138 Reso. #1997-186 10/6/97). The Plan Area lies east of Highway 99 which defines the western boundary. The easterly boundary of the Plan Area is defined by Austin Road. The Plan Area is bounded by the El Rancho Mobile Home Park, ACT Trucking Facility, and agricultural lands on the north and agricultural land to the south.

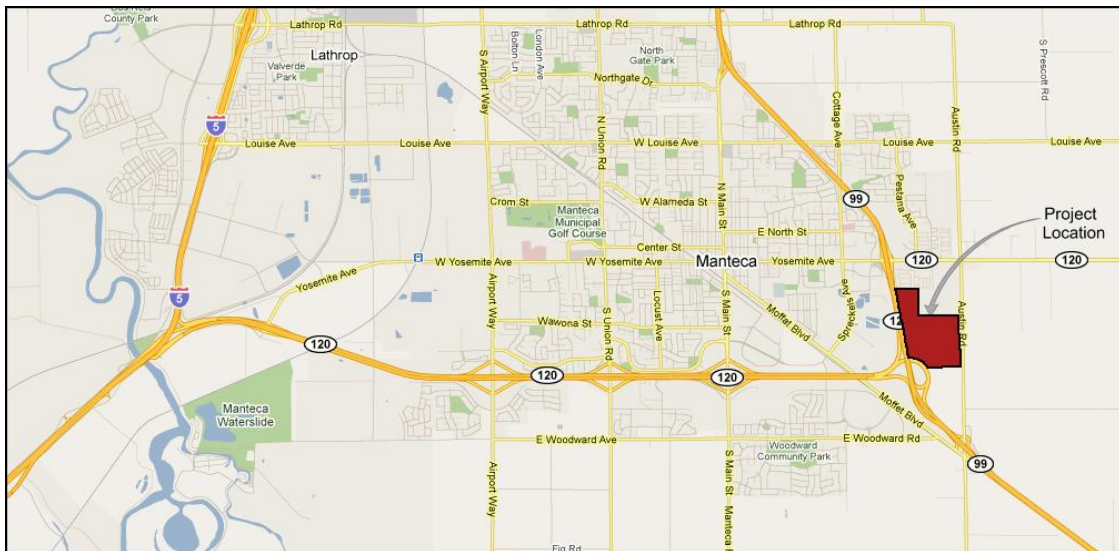


Figure 1.3.1 – Location Map

### 1.4 Overview / Project Description

The Yosemite Square Master Plan includes a comprehensive land plan with design standards and guidelines to guide the development of approximately 137.7 acres of property that lies within the City of Manteca. The Master Plan implements an amendment of General Plan land use designations and zoning change of the Plan Area to a mix of residential including low, medium and high and business park. The Master Plan provides for a multi-use development that offers a range of housing types and sizes with a significant opportunity for the City of Manteca to attract job generating uses with a viable business park location.

The Plan Area provides 31 acres of business park that will generate 475,675 square feet of business park / office type uses. The Plan Area is also anticipated to provide approximately 755 residential units based on the mix of very low density, low, medium and high density residential within the Plan Area.

Yosemite Square is comprised of three basic design components: Residential Neighborhoods, Business Park, and Parks.

### Residential Neighborhoods



Yosemite Square provides for a range of densities that will promote a mix and variety of housing types and sizes. The low, medium, and high density neighborhoods are well planned with an organized local street network that is bicycle and pedestrian-friendly. The Plan thoughtfully provides a range of housing including medium and multi-family near the future jobs anticipated in the Yosemite Square Business Park.

### Business / Industrial Park



The Business Park provides an opportunity to attract job generation and economic development to the eastern side of Manteca. The Business Park is strategically located along the Highway 99 corridor to ensure project visibility for future end-users, and to provide direct access to the Highway 99 / Highway 120 corridor. The Business Park is envisioned as one of the first real opportunities for the City of Manteca to attract larger scale office type users.

### Park



The proposed parks serve as integral parts of the overall Plan Area as they provide open space recreation areas and gathering spaces for the community. Centrally located within the project neighborhoods the parks will remain easily accessible to all residents and users of the Yosemite Square Business Park through a well integrated and well planned internal street network that encourages both bicycle and pedestrian use.

## **1.5 Plan Adoption and Regulation**

The Yosemite Square Master Plan is intended to be adopted by the City Council and will serve as a tool for the City of Manteca to implement the General Plan and Zoning. The Master Plan will be used by designers, developers, builders, planners, and regulators to guide development of the Plan Area. The land use, development concepts, design guidelines and standards are provided to ensure that all developments remain consistent with the vision established by this Master Plan as the project is built over time. The Master Plan development concepts, design guidelines and standards are in accordance with the City's General Plan, Municipal Ordinances, and City Standard Plans & Specifications. The Master Plan shall be used to review, process, and approve development proposals for the Plan Area including but not limited to tentative subdivision maps, site specific development applications and site improvement plans.

## **1.6 Relationship to General Plan**

The City of Manteca General Plan 2023 was adopted by City Council in October 2003. General Plan 2023 serves as the guiding policy document for the City of Manteca. The Yosemite Square Master Plan has been prepared to guide comprehensive development of the Plan Area in conformance with the goals and policies established in the General Plan.

## **1.7 Master Plan Organization**

The Yosemite Square Master Plan is divided into seven sections. Section 1 - *Introduction* provides the introduction to the Yosemite Square project. Section 2 - *Existing Conditions* discusses the current conditions of the Plan Area and surrounding areas. Section 3 - *Land Use and Urban Design* describes the land use and community design of the Plan Area through detailed design standards and guidelines. Section 4 – *Landscape, Park and Open Space* address park design standards and guidelines, right-of-way landscaping, entry features and other open space features of the Plan Area. Section 5 - *Circulation* addresses the hierarchy of the street network and includes a discussion of pedestrian and bicycle networks. Section 6 - *Infrastructure* address the public utilities for the Plan Area as it relates to sanitary sewer, water, and storm drainage. The implementation of the Master Plan including how to review, process and approve future applications is provided in Section 7- *Administration and Implementation*.

SECTION 2

**EXISTING CONDITIONS**

---



## Section 2 - Existing Conditions

### 2.0 Existing Land Use

The proposed Yosemite Square Master Plan Area is within the City of Manteca and designated as Urban Reserve-CMU by the City's General Plan. The Plan Area remains largely in agricultural use with large under-developed parcels and a few ranchettes/residences situated along Austin Road. The agricultural uses include a mix of orchard farming, vineyards and fallow fields. The topography of the Plan Area is basically flat. Currently, the main access to the Plan Area is provided by Austin Road.

Surrounding land uses include the El Rancho mobile home park, the ACT Trucking facility and a variety of other commercial uses including Manteca RV to the north along Yosemite Avenue. Highway 99 borders the Plan Area along the west and Austin Road along the east. Additional agricultural uses border the property to the south and agricultural and a few ranchettes across Austin Road to the east.

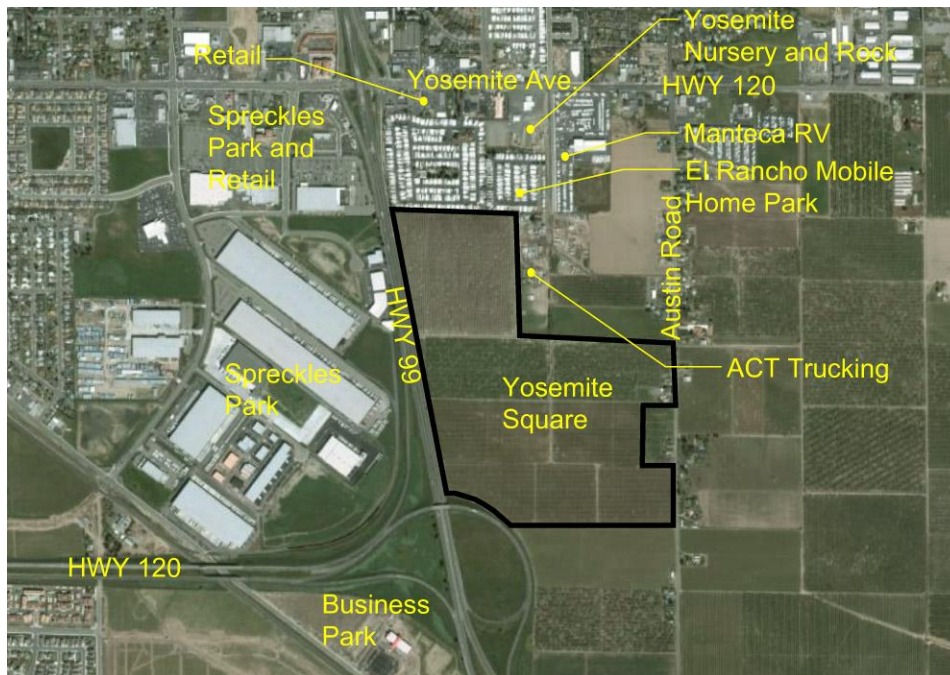


Figure 2.0.1 – Existing Land Use Map

### 2.1 Existing Improvements

The Plan Area primarily consists of agricultural lands and uses. There are five existing residences situated along Austin Road that lie within the Plan Area. Although these residences lie within Manteca's city limits, they are currently served by individual septic and well systems and are not tied to city-maintained utility infrastructure. It is anticipated that these residences will remain and this Master Plan incorporates provisions that acknowledge the long-term use of these properties and opportunity to integrate with the Plan Area over time including the provision of services.

The South San Joaquin Irrigation District (SSJID) currently serves the agricultural properties with water and maintains several easements within the Plan Area for the purpose to convey irrigation water. There is a network of irrigation related improvements to serve the existing orchards. The irrigation improvements will be discontinued upon development and irrigation infrastructure will be abandoned.

Electric service is currently provided by overhead transmission lines within the Plan Area adjacent to Austin Road.

## 2.2 Existing Circulation & Access

There are no existing improved on-site public or private roadways within the Plan Area as the site currently and historically has been utilized for agricultural purposes. Austin Road borders the eastern edge of the Plan Area with approximately 2000 linear feet of frontage.

Future access to the Plan Area will be provided by Austin Road which provides a direct link from the Plan Area to the existing Austin Road interchange at Highway 99, a vital north-south freeway that links the Central Valley. Austin Road also provides access to Yosemite Avenue / Highway 120 which leads to the heart of downtown Manteca and also provides access to Highway 99 with an existing interchange at Yosemite Avenue / Highway 120. Additionally, the Project is designed and planned so that as development of the property to the north of the Plan Area occurs, Vasconcellos Avenue will also connect the Plan Area to Yosemite Avenue / Highway 120 at the existing traffic signal.



Figure 2.2.1- Existing Circulation and Access Map

## SECTION 3

# LAND USE AND URBAN DESIGN

---



## Section 3 - Land Use and Urban Design

### 3.0 Land Use Concept

The Yosemite Square Master Plan provides a comprehensive land use planning tool that will be used to implement the City of Manteca General Plan, Zoning, and guide development of the approximate 137.7 acre Plan Area. The intent of the Master Plan is to implement the City's General Plan and Zoning in a way to ensure a quality built environment that is thoughtful in neighborhood design and feel, integrates a mix of land uses, and highlights the unique opportunity for Manteca to attract job-generating uses along the highly visible intersection of Highway 99 and Highway 120.

The Yosemite Square land use plan shown in Figure 3.0.1 and Table 3.0.1 includes a mix of uses including low, medium and high density residential, neighborhood parks, and a business park. The residential uses will occur on 87 acres of the Plan Area dedicated for a mix of low, medium and high density residential. At build-out, the Plan Area is anticipated to generate 755 residential units that will include ownership and rental units, and will include a range of housing types and lots sizes.

The business park will occur on 31 acres located in the southwest portion of the Plan Area and is positioned immediately adjacent to the intersection of Highway 99 and Highway 120. The vision for the business park focuses on creating a setting for office and flex-industrial type uses to locate in Manteca. The strategic location of the business park provides the benefit of visibility from both the Highway 120 Bypass and Highway 99 users with access to Highway 99 from both the Yosemite Avenue interchange and Austin Road interchange.

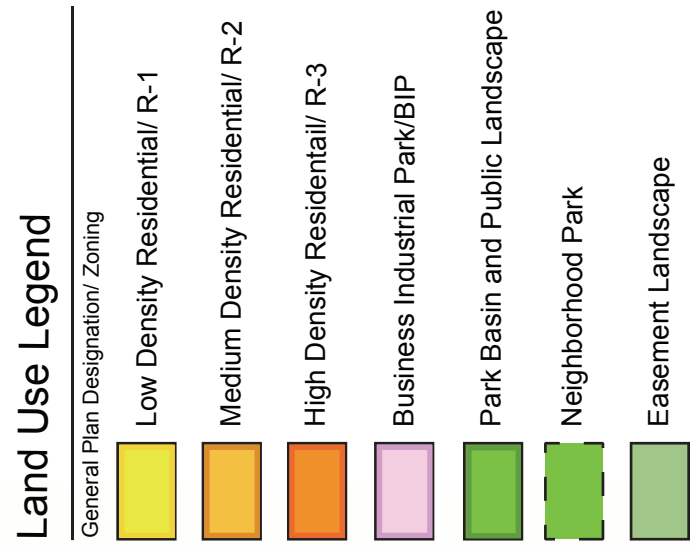
<i>YOSEMITE SQUARE LAND USE DESIGNATIONS</i>	<i>ZONING</i>	<i>APPROXIMATE ACRES</i>	<i>GENERAL PLAN ALLOWABLE UNITS – FAR PER ACRE</i>	<i>RANGE OF UNITS ALLOWED / MAXIMUM NON- RESIDENTIAL SF</i>	<i>PROJECTED NUMBER OF RESIDENTIAL UNITS</i>
Low Density Residential (LDR)	R-1	61.1	2.1 to 8	128 to 488	306
Medium Density Residential (MDR)	R-2	8.6	8.1 to 15	69 to 129	103
High Density Residential (HDR)	R-4	17.3	15.1 to 25	261 to 432	346
Business Industrial Park (BIP)	BIP	31.2	0.35 FAR	475,675 SF	
Parks		7.0	NA	NA	
Streets & Landscaping		12.5			
<b>TOTAL</b>		<b>137.7</b>		<b>470 to 1101 residential units per General Plan &amp; 475,675 sq. ft. of BIP</b>	<b>755 residential units</b>

**Table 3.0.1 - Land Use Summary**

The Plan also provides for a large 6-acre basin park located near the high and medium density residential and two smaller approximately ½-acre neighborhood parks set within the residential neighborhoods to the south. These parks will serve the entire Plan Area and be a valued addition to the City of Manteca park system. To promote and encourage pedestrian and bicycle access, bike lanes have been provided in all of the right-of-way as shown on the Master Plan. Additionally, meandering or separated sidewalks have been provided on the major streets with non-vehicular connections between residential and collector streets to further enhance pedestrian and bicycle access.

To ensure that the vision is implemented over time, this section provides development standards and guidelines for each of the land use designations within the Master Plan. The Master Plan also provides a set of development standards and guidelines to address existing uses situated along Austin Road.

The development standards and guidelines are intended to work in conjunction with the City's Zoning. In some cases the Master Plan standards may conflict with or be more restrictive than the City's Zoning Ordinance. In these circumstances, the Yosemite Square Master Plan standards and guidelines shall prevail. Any regulations not contained or illustrated in the Master Plan are deferred to the regulations in the City of Manteca Zoning Ordinance.



### 3.1 Residential

The vision for Yosemite Square is to establish a wide range of residential housing types that will include a variety of housing sizes and densities. It is envisioned through the provision of a high quality mix of housing sizes and variety of housing types that a diverse, well-rounded community will flourish. Yosemite Square will provide a range of for-sale housing and rental opportunities that will include standard, small lot single-family detached, single family attached, and multi-family housing.

The opportunity for traditional larger lot single-family housing will occur within the low density neighborhoods that comprise the central and southeastern portion of the Plan Area. The medium density neighborhood located on the western area of the Yosemite Square is positioned adjacent to the future jobs of the Business Park, and is intended to provide a neighborhood that will allow future development to occur with creativity and flexibility to achieve a wide range of small lot housing including attached and detached, shared courtyard and cluster type housing. The multi-family neighborhood will occur in the high density land use designation located in the northwest portion of the Plan Area which is also near the future jobs, near existing and future commercial and adjacent to the basin park.

The following sections provide for the development standards for the three residential districts and also include provisions for the existing residential located along Austin Road.

#### 3.1.1 Low Density Residential




The Low Density Residential designation is intended for single-family homes with a typical density of 2.1 to 8 units per acre. The Residential-Standard designation occurs on approximately 61.1 acres along the central and southeastern side of Yosemite Square.

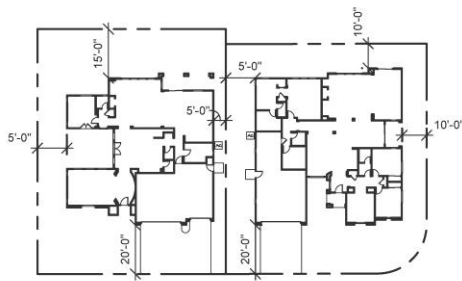
This designation is anticipated to accommodate production style, single-family detached housing. A mix of housing types and architectural styles are expected to create diverse neighborhoods with strong traditional and suburban qualities. Table 3.1.1 lists the development standards for the Residential-Standard designation.

Except as specifically noted, design regulations and guidelines shall conform to the City's R-1 Zoning standards in effect at the time development applications are submitted for the low density lots within Yosemite Square.

**Table 3.1.1 - Low Density Residential Specifications**

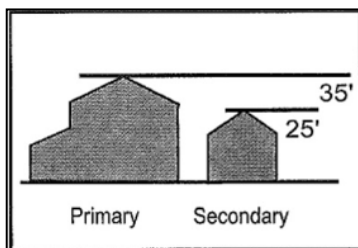
Interpretation	Category	Regulation
	<b>Land Use</b>	Low Density Residential (LDR)
	<b>Zoning District</b>	Single-Family Residential District (R-1)
	<b>Density</b>	2.1 to 8 units/acre
	<b>Permitted Uses</b>	Refer to Manteca Municipal Code Section 17.22 for R-1

**SETBACKS** (Per current R-1 standards)



<b>Front Yard</b>		
<b>Living Space</b>	20 feet	
<b>Porch</b>	10 feet	
<b>Garage</b>	20 feet	
<b>Side Yard</b>		
<b>Interior</b>	5 feet	
<b>Corner</b>	10 feet (street-side yard)	
<b>Rear Yard</b>	15 feet (10 feet for irregular lots)	
<b>Distance Between Buildings</b>	3 feet or per building code	

**BUILDING MASSING**



<b>Building Height</b>		
<b>Primary</b>	35 feet	
<b>Secondary</b>	25 feet	

## **Low Density Residential Design Guidelines**

- a. A variety of building types and styles shall be provided within each residential subdivision. This shall be accomplished through building heights, massing, setbacks and architectural elevations and floor-plans.
- b. Homes shall have a public orientation with living space, porches, windows and entries towards the street.
- c. Building heights and setbacks should be varied slightly to enhance the streetscape.
- d. Natural materials, such as wood or wood-patterned siding, stone or manufactured stone veneers, masonry, and stucco are encouraged as building or accent material.
- e. The use of architectural detailing in the form of shutters, corbels, decorative lintels, and chimney tops are encouraged.
- f. Exterior wall materials, trim and architectural details shall be provided on all elevations. All elevations exposed to public rights-of-way shall be architecturally enhanced.
- g. Roof flashing, rain gutters and downspouts, vents and other roof protrusions should be finished to match adjacent materials, colors, and textures.
- h. All utility and mechanical equipment shall be screened from view.
- i. Garages shall be designed and located to minimize their visual presence.
- j. Front porches and covered entries are encouraged.
- k. Street trees shall be planted at average intervals of 30 feet on center.
- l. All front, and side yards of corner lots, of all Residential-Standard lots will be landscaped with living plant materials upon occupancy.

### 3.1.2 Medium Density Residential




The Medium Density Residential designation provides for small lot conventional single-family housing, and also encourages the development of more affordable, innovative single-family attached housing, unit clustering and other compatible uses. The density range for this designation is 8.1 to 15 units per acre and occurs on approximately 8 acres within Yosemite Square.

This designation is also anticipated to provide a mix of housing types and architectural styles in order to create diverse neighborhoods with strong traditional and suburban qualities. Table 3.1.2 lists the development standards for the Medium Density Residential Standard designation.

The location of the Medium Density Residential adjacent to Highway 99 requires design features and landscaping to assure adequate noise and visual buffer.

Except as specifically noted, design regulations and guidelines shall conform to the City's R-2 Zoning standards in effect at the time development applications are submitted for the medium density lots within Yosemite Square.

**Table 3.1.2 - Medium Density Residential Specifications**

Interpretation	Category	Regulation
	<b>Land Use</b>	Medium Density Residential (MDR)
	<b>Zoning District (R-2)</b>	Single-Family Residential Attached District
	<b>Density</b>	8.1 to 15 units/acre
	<b>Permitted Uses</b>	Refer to Manteca Municipal Code Section 17.22 for R-2.

**LOT CONFIGURATION**

<b>Lot Area</b>	3,750 square feet
<b>Minimum Lot Area Per Unit</b>	3,750 square feet
<b>Lot Width</b>	
<b>Interior Lot</b>	37.5 feet
<b>Corner Lot</b>	37.5 feet
<b>Cul-de-Sac Frontage</b>	37.5 feet

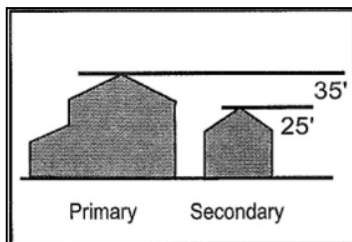
**Private Streets** To encourage creativity and flexibility in design and housing types, private streets are permitted subject to review and approval at the time of tentative subdivision maps and site plan review for lots.

**SETBACKS**

<b>Front Yard</b>	
<b>Living Space</b>	15
<b>Porch</b>	10
<b>Garage</b>	20
<b>Side Yard</b>	
<b>Interior</b>	5
<b>Corner</b>	10
<b>Rear Yard</b>	10
<b>Distance Between Buildings</b>	3 feet or per building code

**BUILDING MASSING**

<b>Building Height</b>	
<b>Primary</b>	35 feet
<b>Secondary</b>	25 feet



## **Medium Density Residential Design Guidelines**

- a. A variety of building types and styles shall be provided within each residential subdivision. This shall be accomplished through building heights, massing, setbacks and architectural elevations and floor plans.
- b. Homes shall have a public orientation with living space, porches, windows and entries towards the street.
- c. Building heights and setbacks should be varied slightly to enhance the streetscape.
- d. Natural materials, such as wood or wood-patterned siding, stone or manufactured stone veneers, masonry, and stucco are encouraged as building or accent material.
- e. The use of architectural detailing in the form of shutters, corbels, decorative lintels, and chimney tops are encouraged.
- f. Exterior wall materials, trim and architectural details shall be provided on all elevations. All elevations exposed to public rights-of-way shall be architecturally enhanced.
- g. Roof flashing, rain gutters and downspouts, vents and other roof protrusions should be finished to match adjacent materials, colors, and textures.
- h. All utility and mechanical equipment shall be screened from view. Roof mounted air conditioners, coolers or antennas are discouraged.
- i. Garages shall be designed and located to minimize their visual presence.
- j. Front porches and covered entries are encouraged.
- k. Street trees shall be planted at average intervals of 30 feet on center.
- l. To encourage creativity and flexibility in design and housing types, private streets are permitted subject to review and approval at the time of tentative subdivision maps and site plan review for lots.
- m. All front, and side yards of corner lots, of all Residential-Standard lots will be landscaped with living plant materials upon occupancy.
- n. The landscape easement design shall be implemented along Highway 99 as shown in Section 4.4.2.

### 3.1.3 High Density Residential



The High Density Residential designation provides for affordable multi-family housing such as apartments, town-homes, and condominiums. The density range for this designation is 15.1 to 25 units per acre and occurs on approximately 17.3 acres along the northern edge of the Plan Area. Table 3.1.3 lists the development standards for the High Density Residential designation.

The location of the High Density Residential adjacent to Highway 99 requires design features and landscaping to assure adequate noise and visual buffer.

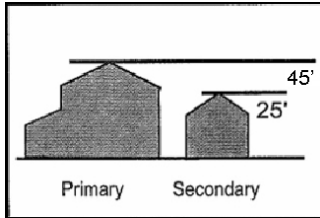
Except as specifically noted, design regulations and guidelines shall conform to the City's R-3 Zoning standards in effect at the time development applications are submitted for the high density lots within Yosemite Square.

#### High Density Residential Design Guidelines

- a. Building façade elements should be emphasized with the use of color and materials. Two and three-story buildings with long façades should be designed with sufficient building articulation, reveals, mass variation, window treatments, rooflines, and/or landscaping to avoid a monotonous appearance.
- b. Site amenities shall include generous landscaping and common areas for use by residents.
- c. When adjacent to single-family homes, the massing of multi-family units should be designed to be compatible with neighboring single family detached and attached homes.
- d. Multi-family buildings should be oriented towards the street. Whenever possible, off-street parking shall be located to the rear or internalized (between buildings).
- e. Trash enclosure areas shall be screened by 6-foot high walls that are constructed of materials consistent with the architectural style of the units and shall be planted with climbing plant material and adequate landscape screening.
- f. The landscape easement design shall be implemented along Highway 99 as shown in Section 4.4.2.

**Table 3.1.3 - High Density Residential Specifications**

Interpretation	Category	Regulation
	<b>Land Use</b>	High Density Residential (HDR)
	<b>Zoning District</b>	Multiple-Family Residential District (R-3)
	<b>Density</b>	15.1 to 25 units/acre
	<b>Permitted Uses</b>	Refer to Manteca Municipal Code Section 17.22 for R-3
<b>LOT CONFIGURATION</b>		
<b>Lot Area</b>		6,000 square feet
<b>Minimum Lot Area Per Unit</b>		2,050 square feet
<b>Lot Width</b>		
<b>Interior Lot</b>		60 feet
<b>Corner Lot</b>		60 feet
<b>Cul-de-Sac Frontage</b>		45 feet
<b>Landscape Requirement</b>		400 square feet per unit
<b>SETBACKS</b>		
<b>Front Yard</b>		
<b>Living Space</b>		15 feet
<b>Porch</b>		10 feet
<b>Garage/Carport</b>		20 feet
<b>Side Yard</b>		
<b>Interior</b>		5 feet
<b>Corner</b>		10 feet
<b>Rear Yard</b>		10 feet
<b>Distance Between Main Buildings:</b>		10 feet
<b>BUILDING MASSING</b>		
<b>Building Height</b>		
<b>Primary</b>		45 feet
<b>Secondary</b>		25 feet



### 3.1.4 Business Park



The Yosemite Square Business Park (BIP) designation is intended to accommodate employment generating uses with a focus on office and flex-industrial type uses. The BIP designation occurs on approximately 31 acres strategically located at the southwest corner of the Plan Area. At this location, the BIP is highly visible with direct view from the Highway 120 Bypass and Highway 99 corridor. It is anticipated that the opportunity for office to occur at this location will also serve to enhance the view corridor of Manteca for travelers using the 120 Bypass and Highway 99.

The overall vision for the Business Park allows uses that will benefit from visibility to the freeway corridors, but also remain compatible with the residential portion of the Master Plan. The BIP designation focuses on employment generation by providing an area that allows for professional and administrative offices, medical and dental offices, laboratories, financial institutions, flex-industrial uses, light manufacturing, neighborhood serving retail and service uses, public and quasi-public uses, and similar uses. Special attention is provided for the BIP frontage along Highway 99 with a landscape element that is shown in more detail in Section 4.4 (see Section 4.4.3) of the Master Plan. Also, this Section along with Section 4 provides design standards and guidelines for the interface between the BIP and residential land-use to minimize conflicts.

The Master Plan further reduces potential conflicts between the BIP and residential by prohibiting uses that generate high traffic volumes or have objectionable characteristics that are not compatible with the Plan Area.

**Table 3.1.4 - Business Park Specifications**

Interpretation	Category	Regulation
	<b>Land Use</b>	Business Industrial Park
	<b>Zoning District</b>	Business Industrial Park (BIP)
	<b>Master Plan Designation</b>	Business Park
	<b>Floor Area Ratio</b>	0.35
	<b>Permitted Uses</b>	Refer to Manteca Municipal Code
	<b>Conditional Uses</b>	Section 17.22 for C-G, except for as expressly prohibited below.
	<b>Prohibited Uses</b>	Race tracks, recreational vehicle park, heavy auto or truck repair, heavy industrial / manufacturing, large scale distribution / warehouse, outdoor uses including storage.
<b>LOT CONFIGURATION</b>		
<p><b>Lot Area</b> There shall be no site area requirements. Through site plan review and prior to issuance of a building permit, any proposed development shall document that compliance to City standards for access, off-street parking, and landscaping can be met.</p>		
<b>SETBACKS</b>		
<p>There is a 40' wide landscape easement along the Highway 99 frontage and an additional 30' wide landscape easement along 'E' Street frontage for all business park parcels.</p>		
<b>Front Yard</b>	25 feet	
<p><b>Side Yard</b> There shall be no side yard requirements except where adjacent to residential zone, in which case, a minimum side yard of fifteen (15') feet shall be required for single-story buildings and increased by five (5') for each additional story.</p>		
<p><b>Rear Yard</b> There shall be no rear yard requirements except where adjacent to residential zone, in which case, a minimum rear yard of fifteen (15') feet shall be required for single-story buildings and increased by five (5') for each additional story .</p>		
<b>Distance Between Buildings</b>	Shall comply with required building codes.	
<b>BUILDING MASSING</b>		
<p><b>Building Height</b> There shall be no height requirements except where the BP is adjacent to a low density residential zone, in which case, the maximum height of any building shall be 35 feet within 75 feet of the property line shared with a low density lot.</p>		

### **Business Park Design Guidelines**

- a. All publicly visible building sides shall be designed with a complementary level of detailing and quality of materials. A design concept shall be established for each project and developed on all visible faces of each building and on all accessory structures, such as trash enclosures.
- b. The primary entries of a building should provide protection from inclement weather in the form of integrated architectural elements such as canopies and arcades.
- c. To establish an enhanced business park setting, a 20-foot landscape easement is required along the street frontage and a 30-foot landscape easement is required along the Highway 99 frontage as specifically shown in Section 4 of the Master Plan.
- d. All separate structures on a site shall have consistent architectural detail and design elements to create a cohesive project site.
- e. Wherever possible, off-street parking should be internalized (behind or between buildings) and screened from view from public rights-of-way.
- f. Roof-mounted mechanical equipment, vents, and ducts shall be screened from view with material that is consistent with the building architecture.
- g. Sites shall include ample landscape and shade trees throughout to compliment the overall Yosemite Square Landscape Vision (as described in Section 4).

**SECTION 4**

**LANDSCAPE, PARK, AND  
OPEN SPACE**

---



## Section 4 - Landscape, Park, and Open Space

### 4.0 Landscape Vision

The Yosemite Square Master Plan recognizes that landscape components including parks, parkways, bike lanes, open space elements, coordinated street tree network, and entryway features are an integral factor in establishing identifiable neighborhoods. The Plan provides for thoughtful and meaningful placement of landscape features and design to not only differentiate the Yosemite Square Plan Area but to more importantly establish an inviting community. This Landscape Concept describes a character that will unify Yosemite Square.

As presented in the name of the project, it is the intention to create a landscape influenced by the appearance of Yosemite and the Sierra Nevada plant palette. These concepts shall primarily be focused at key features of the development, such as gateway entries, neighborhood entries, and the parks. A plant palette that represents the overall appearance and diversity of mountain landscapes shall be used within appropriately sized landscape areas.

The key landscape feature areas shall be tied together with landscape corridors that represent the water-efficient landscape policies and water usage as required by the City of Manteca while still reinforcing the overall theme of the development.

#### Landscape Design Guidelines

- a. Provide landscaping that reflects the character of the Plan Area and is hardy and adaptable to the specific climate conditions of the site.
- b. Select plant material that at its mature size is appropriate for the size of the planting area. Avoid plants that will require extensive pruning or selective removal in order to be maintained within their space.
- c. Select plant species that do not require formal shearing and will grow together to create informal plant masses.
- d. Ensure that adequate and appropriate landscaping is provided within the development and future site plan applications.
- e. Ensure shade trees are planted in adequate densities throughout the Plan Area to help reduce heat gain and provide a pleasant environment for residents.
- f. Provide landscaping that functions as an aesthetic treatment throughout the Plan Area and is also incorporated whenever possible into functional processes of site development such as run-off detention, storm filtering, heat gain mitigation, etc.
- g. Provide for layering of plant heights and diversity of plant groupings throughout the Plan Area. This will avoid monoculture and allow for a more healthy growing environment for under-story plants.
- h. Limit the use of high water-using plants (such as turf) to high focal point areas and functional use areas. Maximize the use of medium and low water-using plant species.
- i. Root barriers shall be used as needed to avoid conflict with sidewalks and curbs.



## 4.1 Streetscape and ROW Landscape Features



Landscape along the arterials and collectors within the Plan Area shall meet the Landscape Design Guidelines as listed in the previous pages. Special attention shall be paid to creating a safe environment for all modes of transportation. Street trees shall be pruned to avoid low branches to allow clear views between sidewalks and streets. Street trees shall be placed to allow for consistent shade coverage while providing adequate space for the mature size of the species. Shrubs and groundcover between the sidewalk and street shall be naturally low growing, but not aggressively spreading into the hardscape areas.

### 'A' Drive

The north side of 'A' Drive consists of a 30' landscape area that includes planting, a 5' wide pedestrian path and accommodation for the SSJID easement through this portion of the Plan Area. The landscape in this area is to consist of informal groupings of broadleaf and evergreen trees and sweeps of evergreen shrubs and groundcover. The north side of the landscape area is at the north boundary of the Plan Area and shall provide a buffer to the adjacent land uses. Where there is adjacent orchard (easterly portion) a landscape buffer treatment is adequate. Where there is vacant or non-treed adjacent land the edge of the landscape shall consist of a chain link fence with evergreen vines (such as Star Jasmine) - refer to figure 4.5.3 Fencing and Walls.

The south side of 'A' Drive shall match the residential street frontage as shown on 'E' Street.

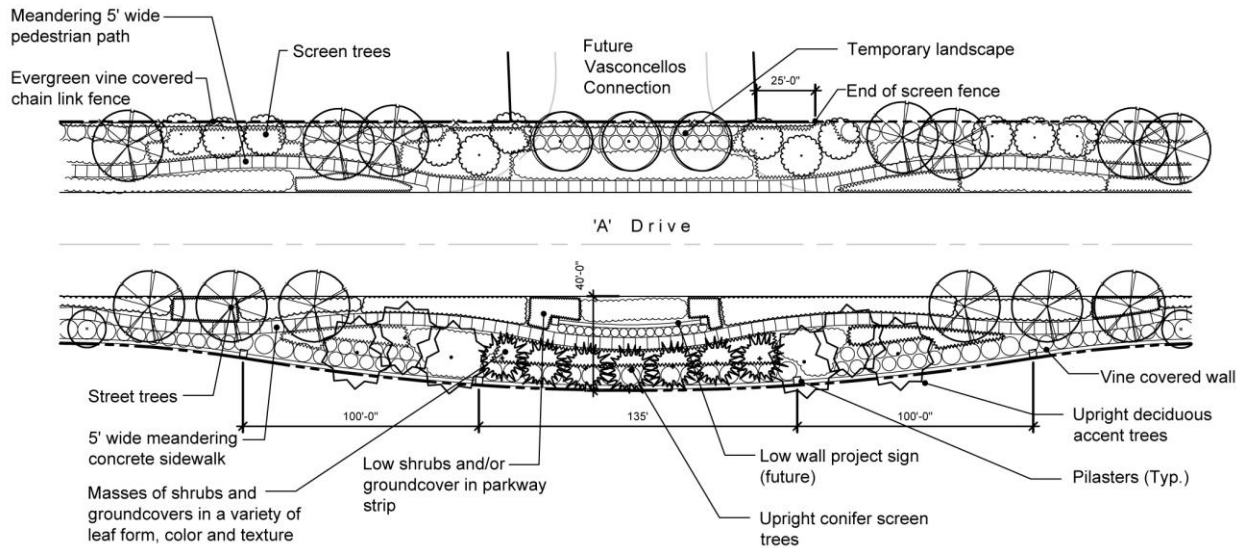


Figure 4.1.1 - 'A' Drive at Future Vasconcellos Terminus

### 'E' Street – Residential Frontage

The walkway shall formally meander between being contiguous with curb for short distances and being separated for longer distances. This allows for a staggered planting of deciduous shade trees in the parkway strip and large upright conifer or accent trees in the areas behind the sidewalk. Additional small secondary trees may be added between the separated sidewalk and the residential wall. See also the pedestrian/cul de sac connection as shown in Section 5.4.

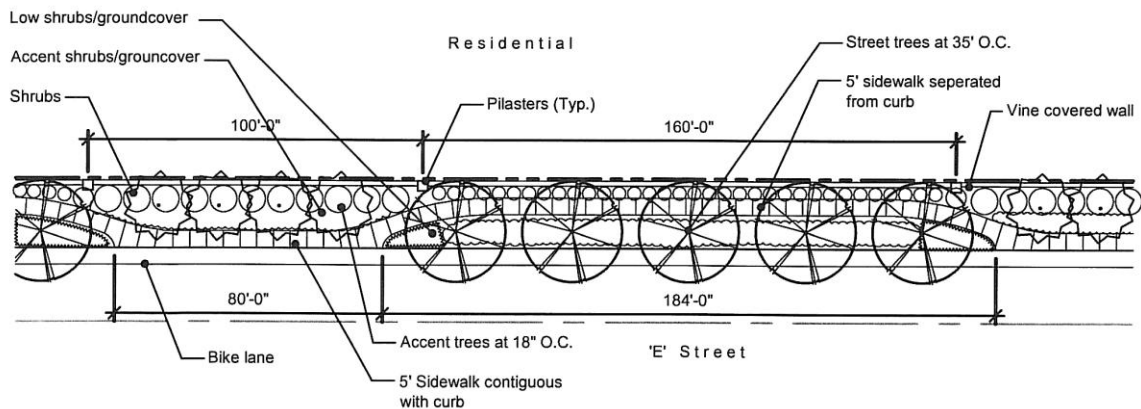


Figure 4.1.2 - 'E' Street - Meandering Path

### 'E' Street – Business Park Frontage

The walkway shall be contiguous with the curb as this stretch of street frontage includes driveways. Street trees shall be planted in formal spacing behind the sidewalk (outside of the right-of-way). This frontage also includes a 20' wide landscape easement with low mounding sweeps of evergreen shrubs and groundcovers to provide a secondary buffer to the business park lots.

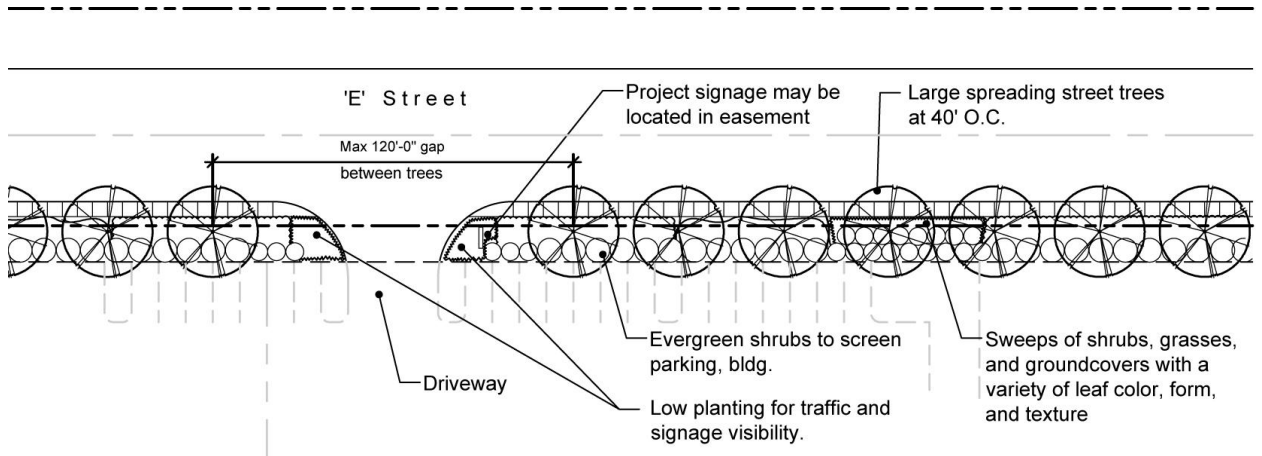


Figure 4.1.3 – 'E' Street - Business Park with 20' Landscape Easement

## 4.2 Gateway Entries



Entry features shall be located as indicated on Figure 4.5.3 Fencing and Walls. There are two primary types of gateways: primary community gateways and neighborhood entries.

### Primary Community Gateways

The primary gateways announce the entry to the community as a whole. The overall character shall portray the theme of Yosemite Square and shall create a community identity that reflects the mix of uses and users within Yosemite Square. Low walls, stone veneer pilasters, rail fences, signage and accent lighting that reflect natural materials shall be used to set the theme of the community. Selective incorporation of natural materials such as boulders, are encouraged. These themes will be reinforced by the plant material selection. See Appendix A.1 for more plant material description.

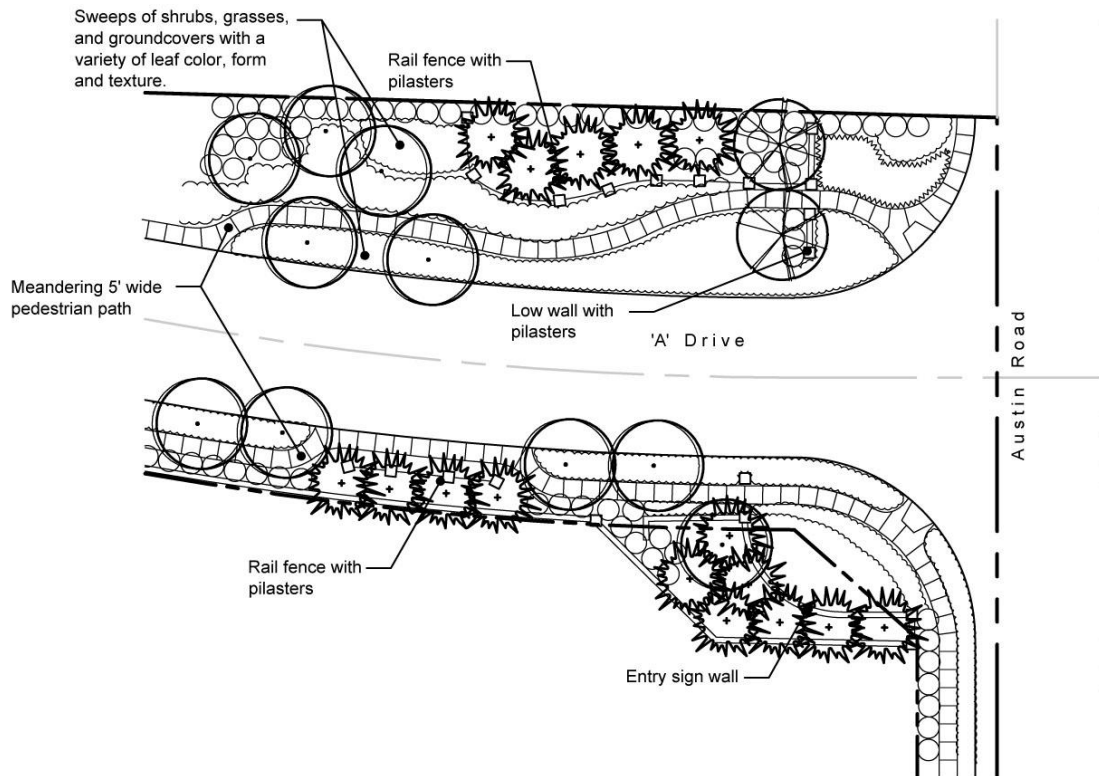


Figure 4.2.1 - 'A' Drive Entry

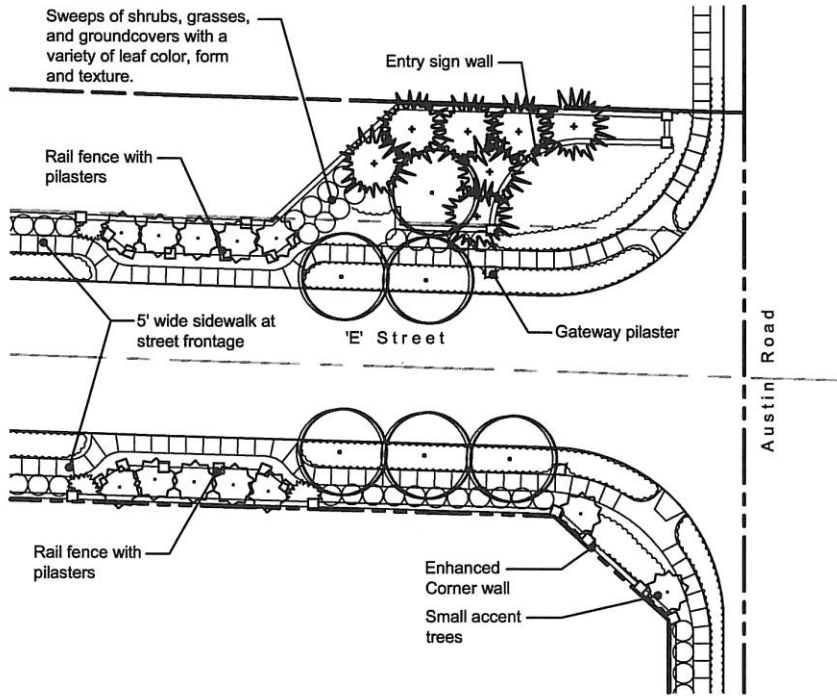


Figure 4.2.2 - 'E' Street Entry

### Neighborhood Entries

The secondary gateways are those that lead into individual residential neighborhoods. These include upgraded treatment and/or signage at the diagonal portion of the residential wall (possible inclusion at low monument signage in median with low plantings). These entries should maintain the overall Yosemite Square theme, but may also include individual identity of the neighborhood. These entries shall be substantially smaller in scale than the primary gateways and shall rely on full dense landscape to create an attractive entry into each neighborhood.

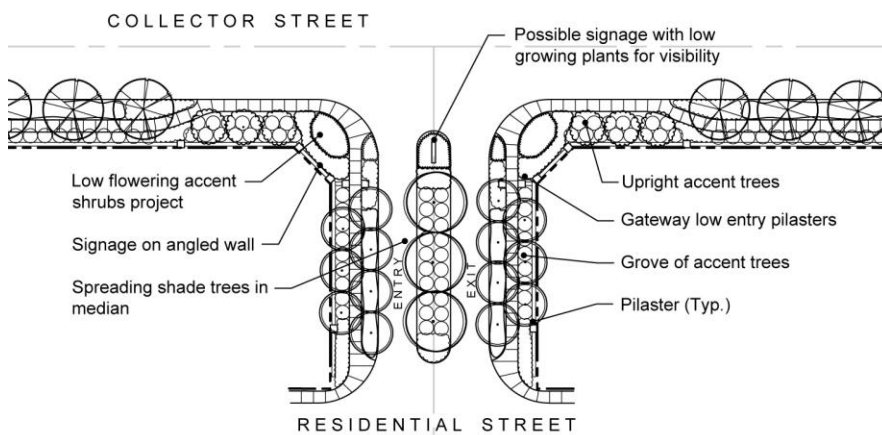


Figure 4.2.3 - Neighborhood Entry

## 4.3 Parks

Parks play an important role in healthy neighborhoods. They provide green open space for children to run and play, gathering spaces for socializing and neighborly interaction, and additional pathways for walking.

Three parks are included in the project to provide residents with a variety of recreation opportunities within their neighborhood. The largest is an approximately 6-acre basin park in the northern portion of the site with large green open turf areas, a tot lot and picnic shelter. The other two parks are approximately ½-acre parks within the neighborhoods in the southern portion of the project. These neighborhood parks will include a tot lot play area and open turf areas. All parks will be connected to the pedestrian and bike paths provided throughout Yosemite Square.

### 4.3.1 Basin Park



The basin park is centrally located to serve all of Yosemite Square and adjacent residents. This park serves as a dual-use park and storm water basin. The play area shall be located at street level (not in the basin bottom) at the northeast corner of the park for safe and easy access to the play and picnic area from the surrounding medium and high density residential areas. All Yosemite Square residential neighborhoods and the business park have easy access sidewalk connections to the park. The park shall include play equipment, park furniture, picnic areas, shade facilities, and turf areas for informal sports activities as required by the City of Manteca for neighborhood parks. An area of picnic tables and benches shall also be provided at the southwest corner of the park for business park use (such as having lunch) that shall be separated from the main active play areas. These tables and benches shall be distributed in the area and not grouped all in one location.

The basin park has been designed for future expansion to the east as future development occurs. The upland play area is approximately ½-acre with future expansion up to a full acre with future development of the adjacent parcel. The slope of the basin at the east side is 3:1 to allow for maximum basin size until the future expansion occurs. Planting on slope less than 6:1 shall be non-mowed grass or groundcovers for stabilization.

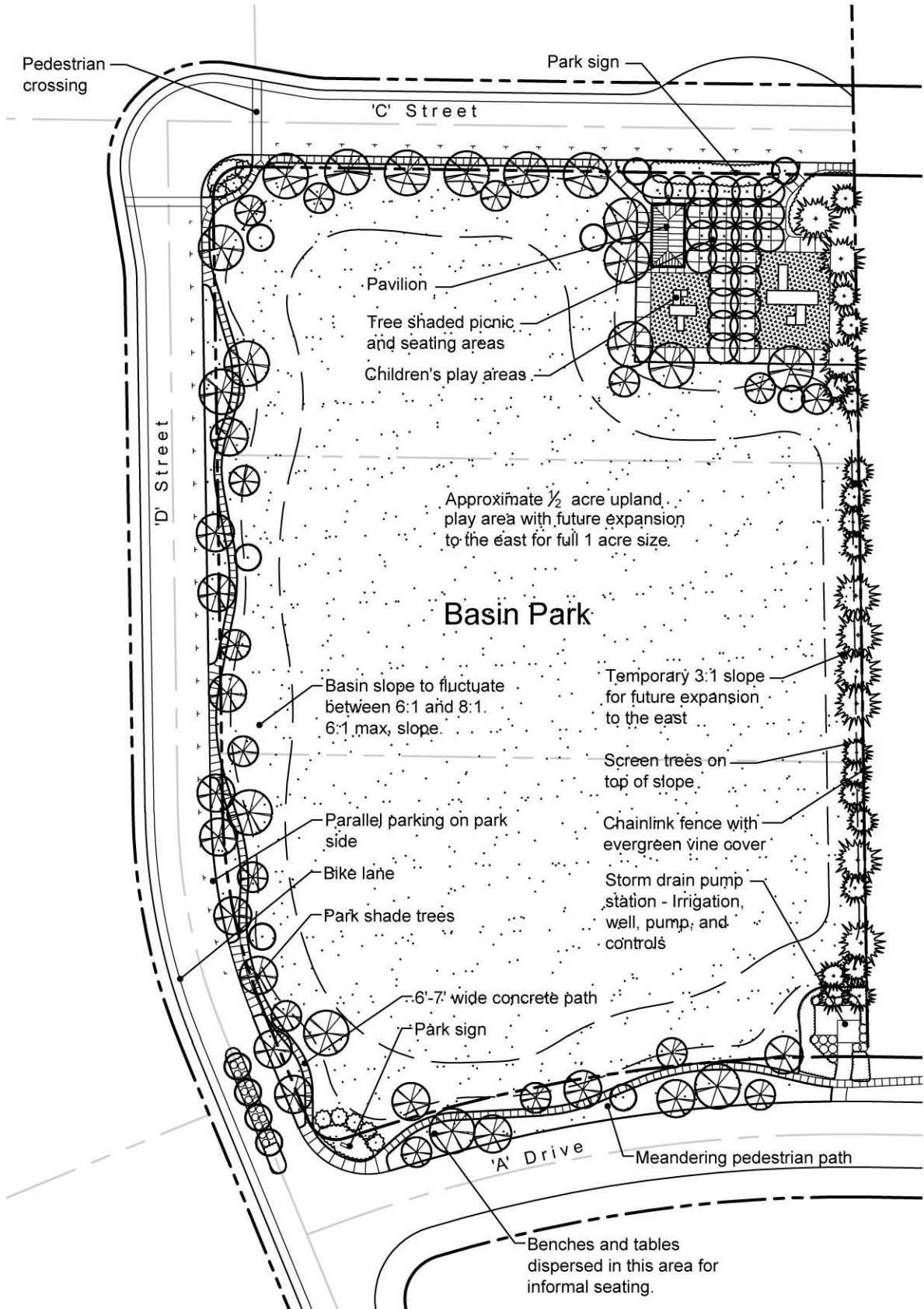


Figure 4.3.1 - Basin Park

### 4.3.2 Neighborhood Park

Two neighborhood parks, each approximately half-acre in size, are located within the neighborhoods in the southern portion of the Plan Area. Specific locations will be determined with the specific residential tentative maps. Park locations have been selected to provide access to a park within ¼-mile of all Yosemite Square residents. Each park will include a tot lot play area, landscaping and site furnishings. Following is an example of a ½-acre neighborhood park. Specific layout will be dependent on subdivision design and location. Overall park design may change from this example.

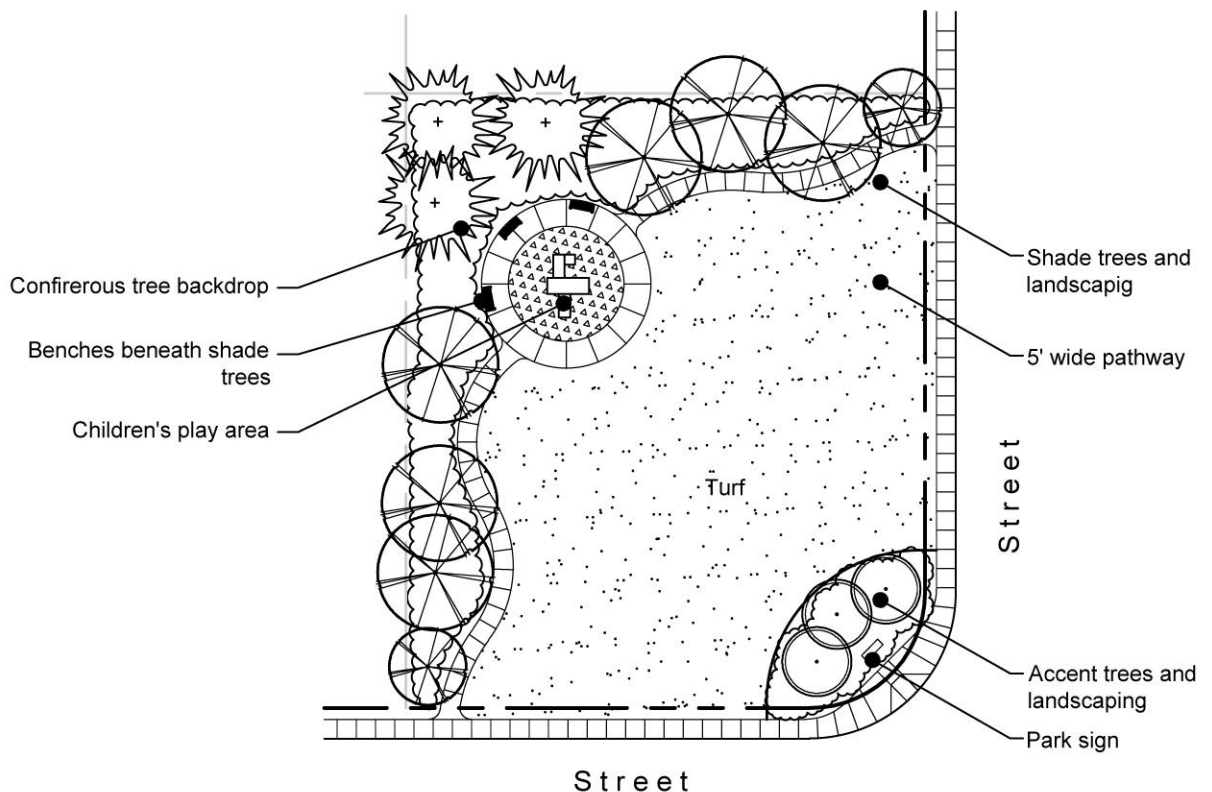


Figure 4.3.2 –Neighborhood Park

#### Park Landscape Design Guidelines

- a. Parks shall be developed per the requirements of the City of Manteca Parks and Public Works Depts. for neighborhood and storm basin parks.
- b. Sidewalks shall be provided for ease of access, recreation purposes, and ADA access to all up-land play area amenities.
- c. Large spreading shade trees shall be provided throughout the park, but especially at play areas, benches, and tables.

- d. Turf shall be used throughout most of the park. When shrubs and groundcover are used they shall be low to allow for clear views through the park.
- e. Play area shall have pour-in-place safety surfacing.

**Additional Guidelines for the Basin Park**

- f. Security light(s) shall be provided at the main recreation play area (in addition to surrounding street lights).
- g. Park irrigation shall be from a well and irrigation booster pump per City of Manteca standards.
- h. Evergreen screen trees shall be planted along the east edge of the park to screen the adjacent land use.
- i. Park infrastructural utilities, such as irrigation pump, storm drain pump, sewer pump, etc., shall be grouped together while meeting minimum separation requirements and appropriately screened from view in an area that is convenient for maintenance access, yet away from active play areas and high visibility areas.
- j. Park/landscaping shall be designed to meet the requirements of AB 1881.

#### 4.4 Highway 99 Landscape Easement

A 30' wide landscape easement is required along the west side of Yosemite Square development along Highway 99. This landscape easement is intended to provide a special and aesthetic buffer between Yosemite Square land uses and the challenges of the adjacent Hwy 99. Where the 30' landscape easement is located adjacent to residential use, the easement shall contain an engineered berm and wall as described in the cross-section below (See Figure 4.4.2) for a total height of 12'. The berm shall be stabilized and heavily planted with trees and evergreen shrubs and groundcover. The wall shall be covered with evergreen vines.

Where the 30' landscape easement is located adjacent to business park land use, the buffer shall contain a low, informal mounding landscape with masses of informally spaced trees. Shrubs in large meandering masses shall be planted throughout the easement zone with a variety of leaf color, form, and texture. The intent of the landscape in this area is not to create a visual screen, but rather an attractive buffer between the highway and business park that will allow selected views through. There are no additional walls or fencing other than the CalTrans fence unless otherwise required per noise mitigation. All areas of the business park buffer should remain open to allow for appropriate surveillance.

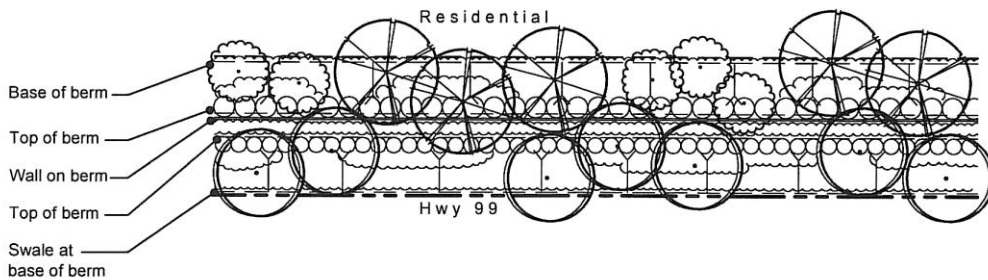


Figure 4.4.1 - Highway 99 Residential Frontage - Plan View

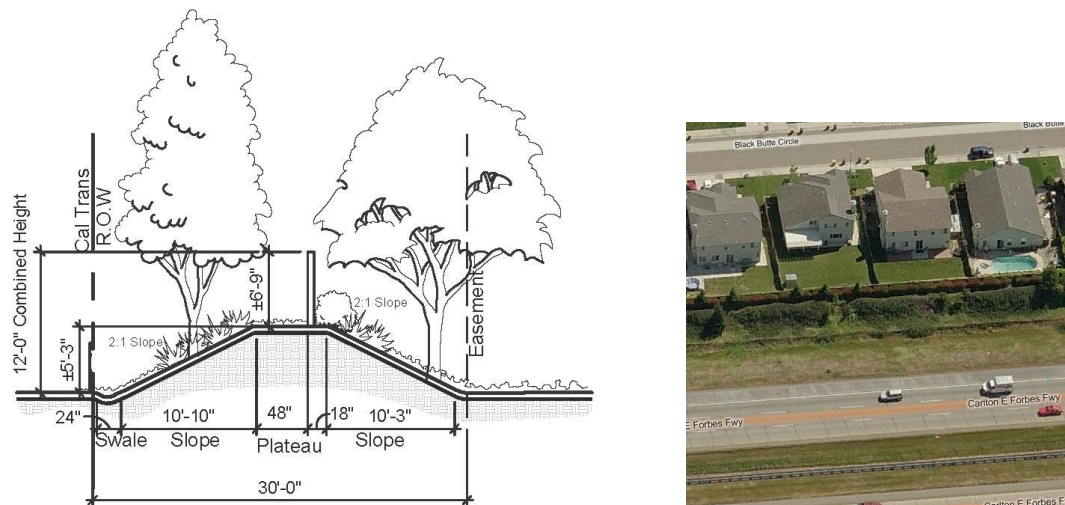


Figure 4.4.2 - Highway 99 Residential Frontage - Section

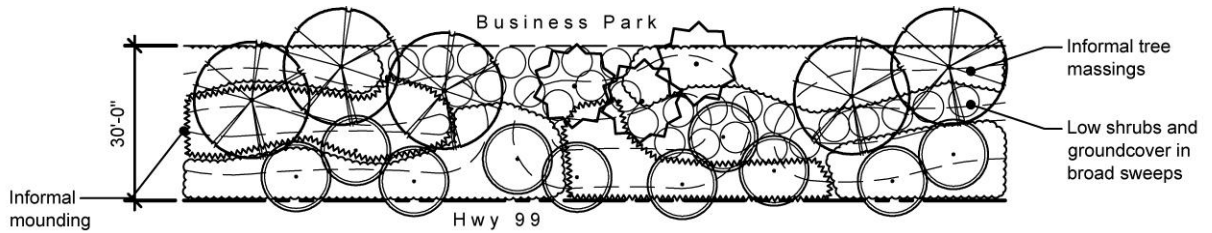


Figure 4.4.3 - Highway 99 Business Park Frontage

## 4.5 Walls and Fencing

All fencing and walls shall serve as appropriate barriers between land uses. There shall be specific fences or walls implemented as described in Figure 4.5.3 - Fencing and Walls and per the code requirements of the City of Manteca. A CMU wall shall be built on top of the berm along the west side of the HDR and MDR adjacent to Hwy 99. This berm and wall are only required between Hwy 99 and residential uses. Residential fencing shall be implemented throughout each residential land use in the style that is established with the first approved developments. Residential fencing shall be reviewed with site plan applications for specific site plan developments and shall be installed at the time of residential site improvements.

The rail fence shall be used in association with Community Gateways only.

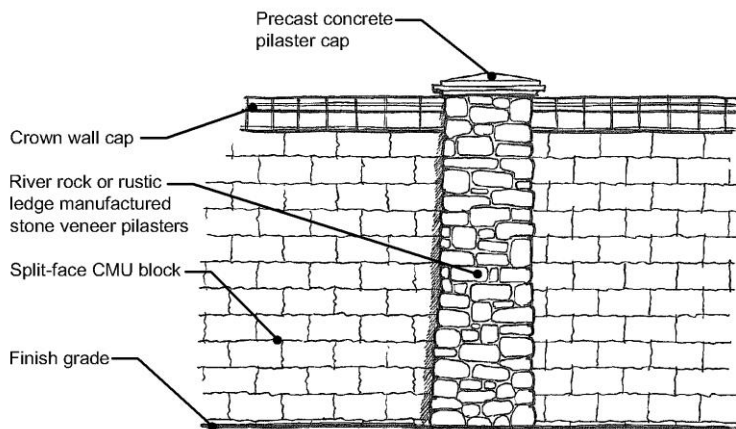


Figure 4.5.1 - CMU Block Wall with Pilaster

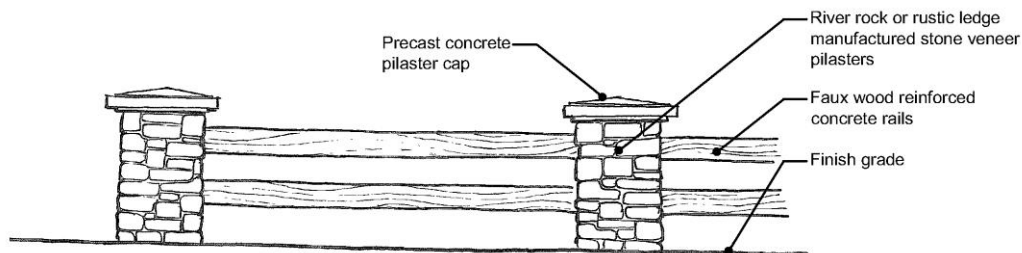









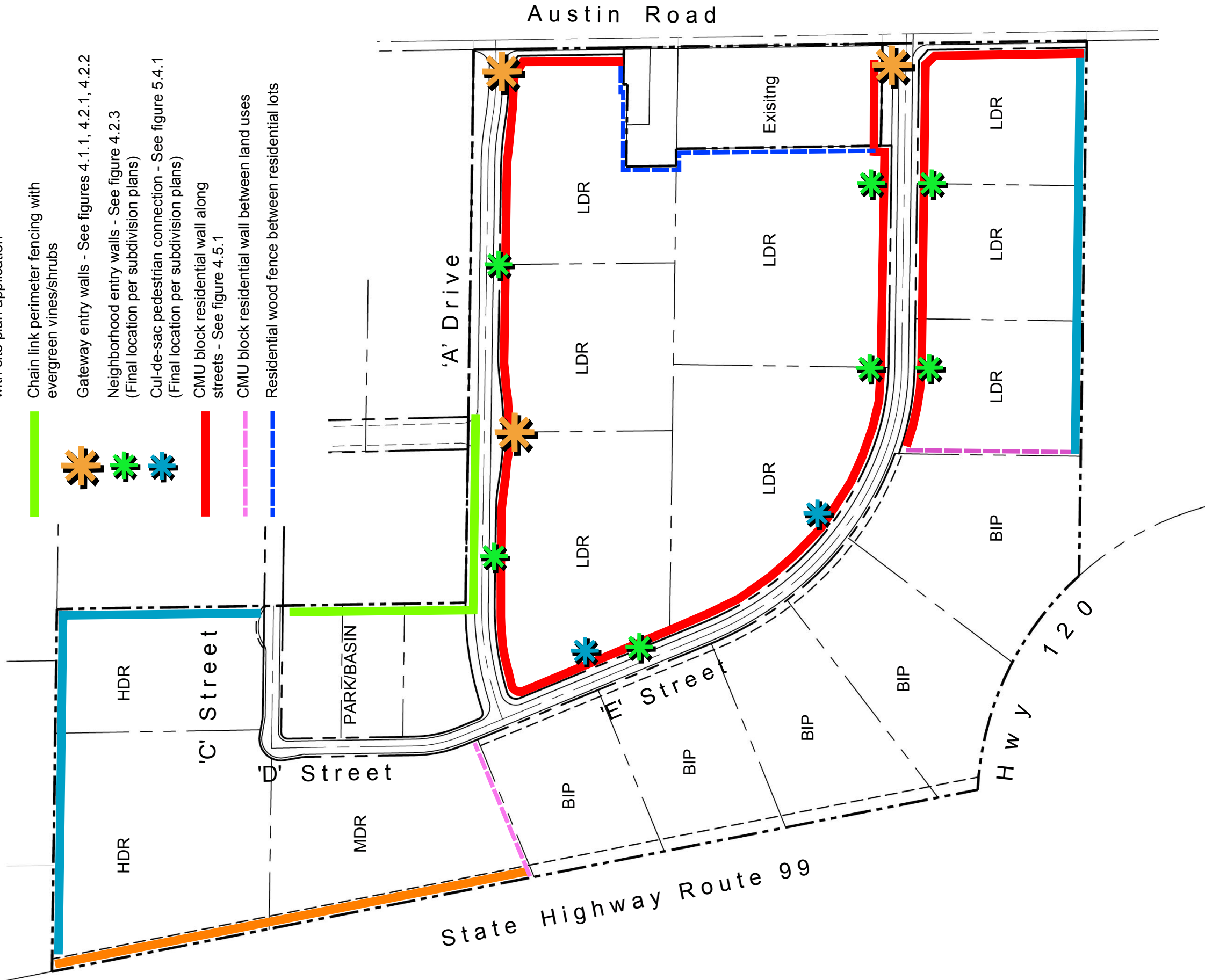


Figure 4.5.2 - Rail and Pilaster Fence

Figure 4.5.3 - Fencing and Walls

### Fencing and Walls Legend

-  6' wall on top of berm - See figure 4.4.1 and 4.4.2
-  Residential fencing to be submitted with site plan application
-  Chain link perimeter fencing with evergreen vines/shrubs
-  Gateway entry walls - See figures 4.1.1, 4.2.1, 4.2.2
-  Neighborhood entry walls - See figure 4.2.3 (Final location per subdivision plans)
-  Cul-de-sac pedestrian connection - See figure 5.4.1 (Final location per subdivision plans)
-  CMU block residential wall along streets - See figure 4.5.1
-  CMU block residential wall between land uses
-  Residential wood fence between residential lots



### 4.5.3 Fencing and Walls

## 4.6 Lighting

Lighting shall be provided as required per the City of Manteca requirements for safe, secure, and well lit streets and pedestrian paths. Lighting shall be encouraged that reflects a pedestrian scale, reduces nighttime glare and light spill, and adds to the ambiance of the community. Unobtrusive lighting with soft down-lit pools of light is encouraged. Light poles and fixtures matching or similar to those used at Union Ranch East are recommended.

Street signage such as street signs, stop signs, bollards (if needed), etc., shall match the type and style of the street lights. Pole color shall be black.

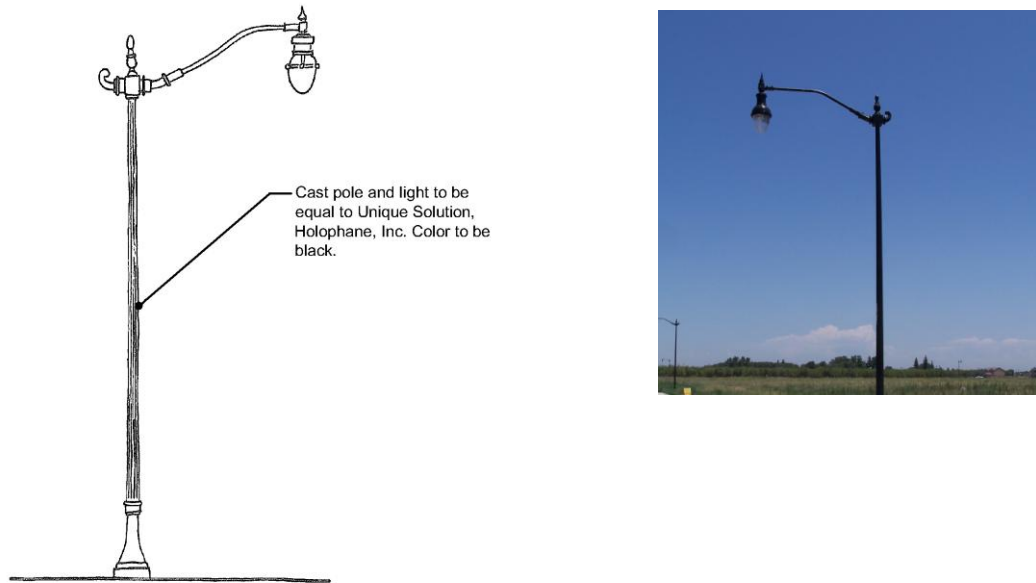


Figure 4.6.1 – Community Lighting

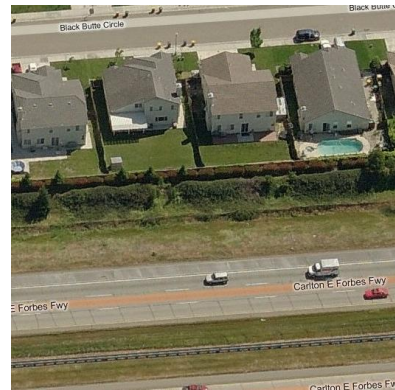
## 4.7 Community Irrigation System

The Irrigation system shall be compliant with the City of Manteca Water Efficient Landscape Ordinance and the City Public Works and Parks Dept. requirements. An irrigation well and booster pump are required for the basin park. Due to the infrastructural costs of this system and desire to conserve domestic water for domestic use only, the well shall be used to irrigate all of the publicly maintained landscape areas of Yosemite Square (park, and right-of-way landscape). Irrigation systems, inclusive of pressurized mainlines, control systems, and the capacity of the booster pump and well shall be designed to service the entire community public landscapes at full build-out within a watering window that meets the maintenance and recreation needs of the Community and City. An overall irrigation master plan shall be developed and accepted by the City of Manteca.

## SECTION 5

# CIRCULATION

---



## Section 5 - Circulation

### 5.0 Circulation Plan

The circulation framework for Yosemite Square consists of an existing arterial road and the provision of collector streets, neighborhood streets, bike lanes and pedestrian paths, and future public transportation route. The primary goal of the Yosemite Square circulation plan is to provide safe and efficient movement of vehicles, cyclists and pedestrians within the Plan Area while also facilitating safe and efficient connections to the existing street and freeway network in the City of Manteca.

Improvements within the Plan Area include the provision of new rights-of-way as well as improvements to existing street sections. The proposed circulation system will provide convenient and safe access to all locations within the Plan Area as illustrated in Figure 5.0.1. The street layout is specifically designed to deter commercial traffic from driving through residential neighborhoods. The local street network design provides for direct access to the Business Park areas from Austin Road via two collector streets while avoiding local residential neighborhood streets with a future connection at Vasconcellos north to Yosemite Avenue.

All streets within the Plan Area are designed with sidewalks on both sides of the street. A well integrated street and sidewalk system and generous street landscaping along the streets coupled with a Class II bikeway system along the roadways promotes pedestrian and bicycle use throughout the Plan Area.

Austin Road, an existing right-of-way, is classified as an arterial road in the City of Manteca's Transportation Plan and the portion of Austin Road that borders the Plan Area will be improved as part of this Plan. New rights-of-way within the Plan Area are proposed that comply with the City standards for collector and local residential streets. A summary is as follows:

- **Arterial Road:** Austin Road
- **44 ft curb to curb Collector:** 'A' Drive with bike lane and pedestrian path (no parking)
- **44 ft curb to curb Collector:** 'E' Street with bike lane and pedestrian path (no parking)
- **Neighborhood Street:** Streets "C" and "D" (with parking and a bike lane)
- **Neighborhood Street:** local street to be designed with applications on Residential parcels

#### Circulation Guidelines

- a. All roadway development standards and dimensions within the Yosemite Square Master Plan Area should be consistent with cross-sections shown upon the Tentative Map.
- b. The street layout within the Yosemite Square Master Plan Area should be generally consistent with the Vehicular Circulation exhibit (Figure 5.0.1).
- c. All streets within the Plan Area should be lined with street trees.
- d. Local streets within residential areas to be specified with specific future development for these lots.

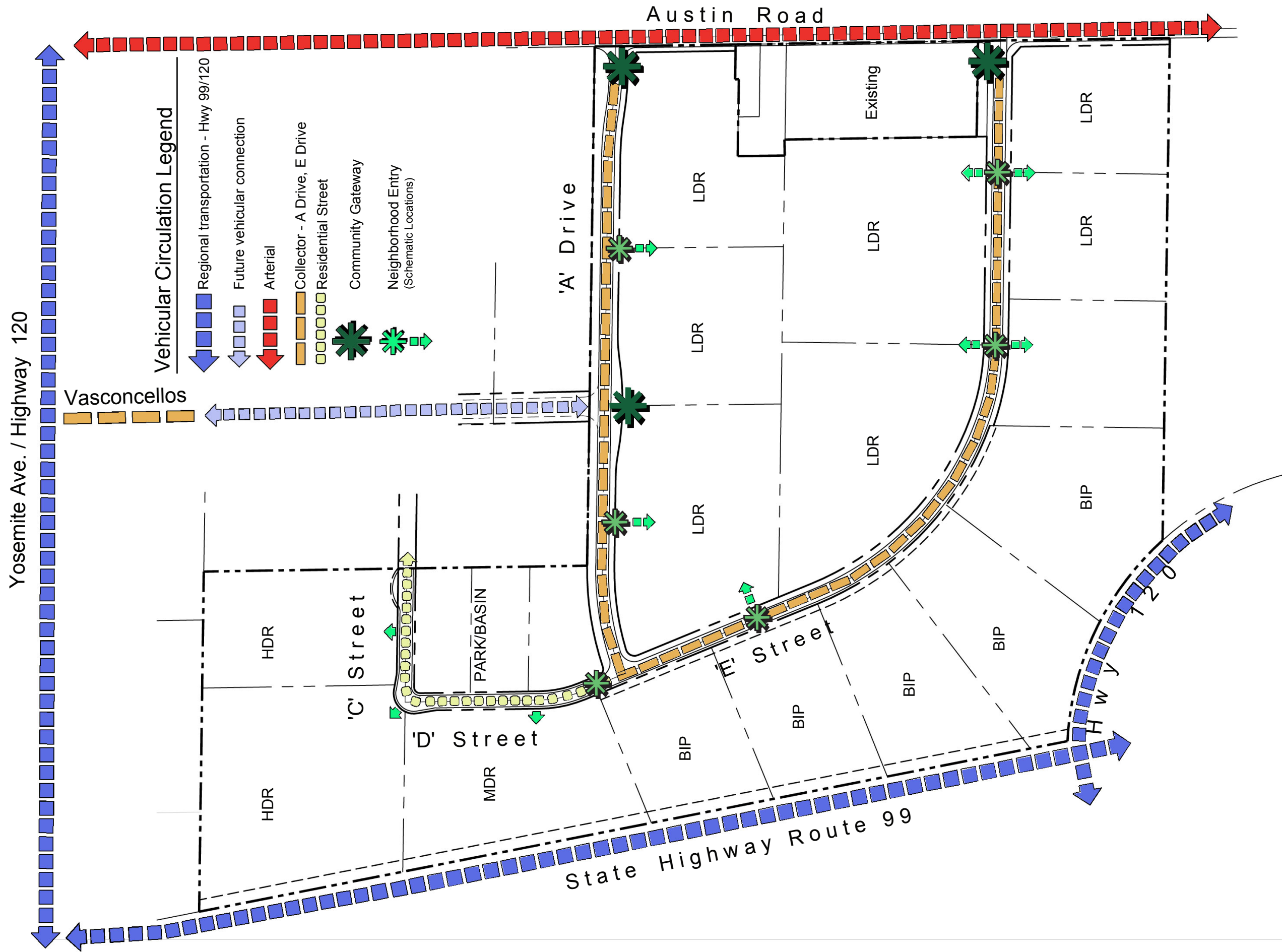
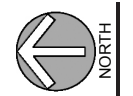


Figure 5.0.1

5.0.1 Vehicular Circulation



## 5.1 Existing Right-of-Way

Austin Road is the only existing right-of-way that borders the Plan Area and provides direct access to the Plan Area. Austin Road defines the eastern boundary of the Plan Area with nearly 2000 linear feet of frontage. Austin Road is a north-south right-of-way and classified as a major arterial with bike lane in the City of Manteca Transportation Master Plan.

The portion of Austin Road that borders the project will be widened as shown upon the Tentative Map with two (2) southbound lanes, a bicycle lane, curb, gutter with meandering sidewalk and a seven foot (7') high sound wall. The existing home area will be improved with two (2) southbound lanes and provisions for widening to the same standards as the project frontage upon their development.

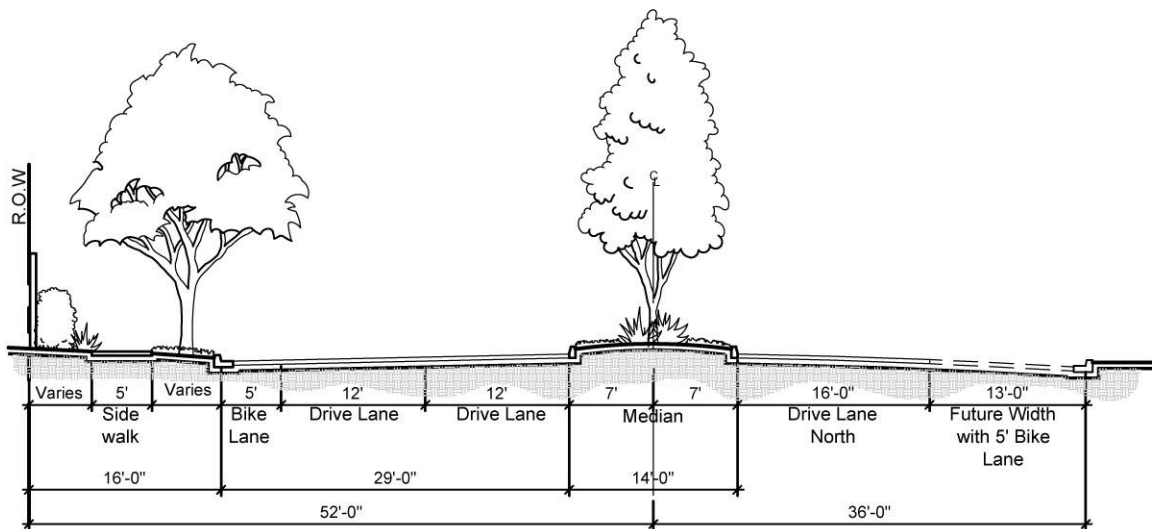


Figure 5.1.1 - Austin Road - New Construction

## 5.2 Proposed Rights-of-Way

The proposed circulation framework within the Plan Area is planned to provide safe and efficient circulation for automobile, pedestrian, and bicycle traffic. The rights-of-way also serve to define the streetscape, which when combined with landscape corridors, parkways and design elements such as walls, fences and entry features, help to establish the urban form and character. The Yosemite Square Master Plan proposed rights-of-way conform to City Standards wherever possible; where they vary from current standards they apply design criteria to provide additional landscaping and bike lanes. A summary is as follows:

### 'A' Drive

This is the northerly project Entry Road that includes a forty four foot (44') curb to curb width with no parking, a highly landscaped entry, meandering sidewalk and sound wall along the south side.

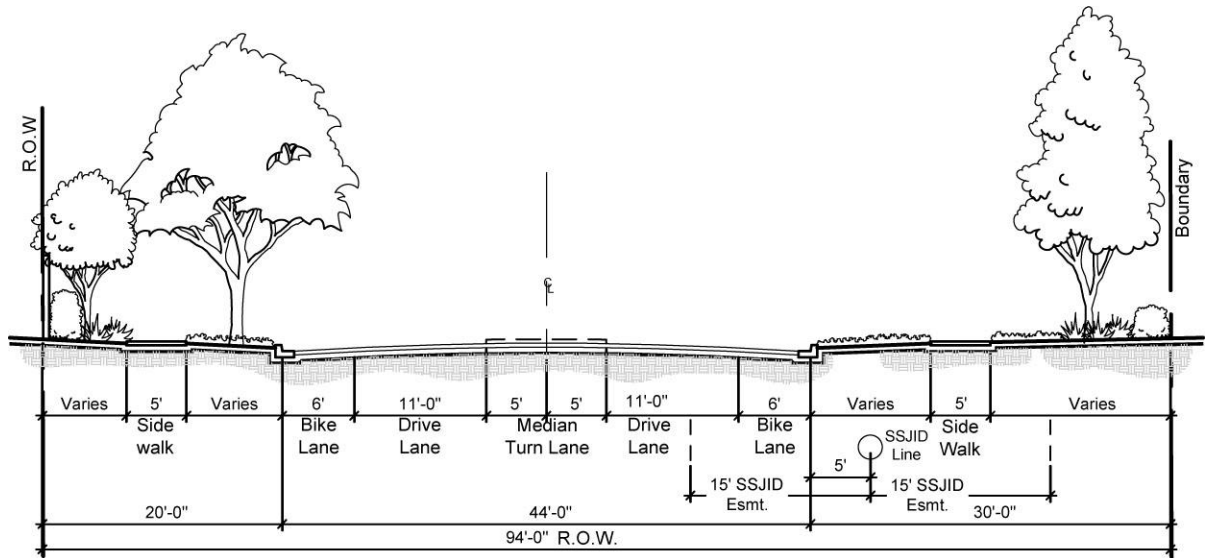


Figure 5.2.1- 'A' Drive

## 'E' Street

This is the southerly project Entry Road that includes a forty four foot (44') curb to curb width with no parking, a highly landscaped entry, meandering sidewalk and sound wall along the residential area. At the BIP frontage there is a four and one-half foot (4 ½') wide sidewalk adjacent to the curb with no parking and a twenty-eight foot (28') combined R.O.W and landscape easement. This will provide for a center landscaped median/turning lane with a travel lane and bike lane on each side of the street and wide landscaped areas.

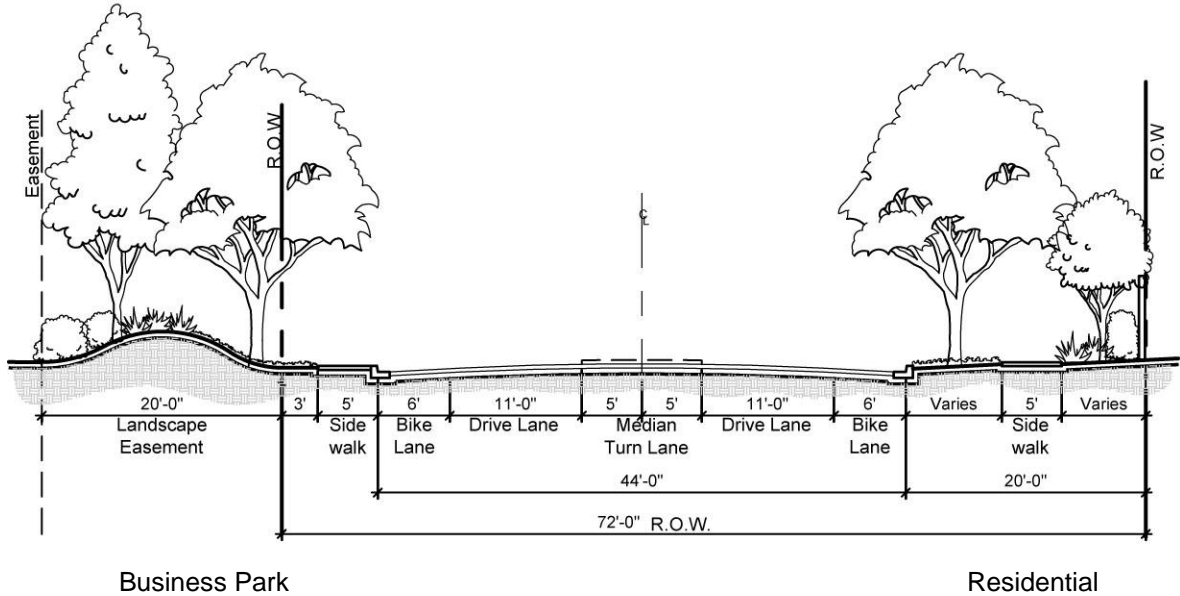


Figure 5.2.2 - 'E' Street - Residential and Business Park Frontage

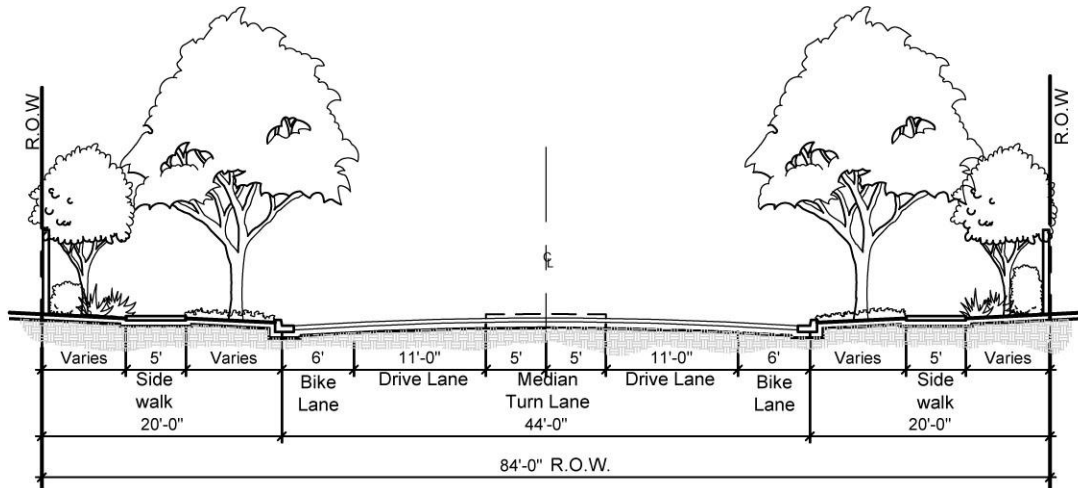


Figure 5.2.3 - 'E' Street- Residential both sides

### Streets "C" and "D"

These are standard City streets with sixty foot (60') wide right-of-way with forty-four foot (44') wide curb to curb, vertical curbs with sidewalks and parking. This will provide for traffic and pedestrian movement with parking on one side (park side) and a continuous bike lane along the other side.

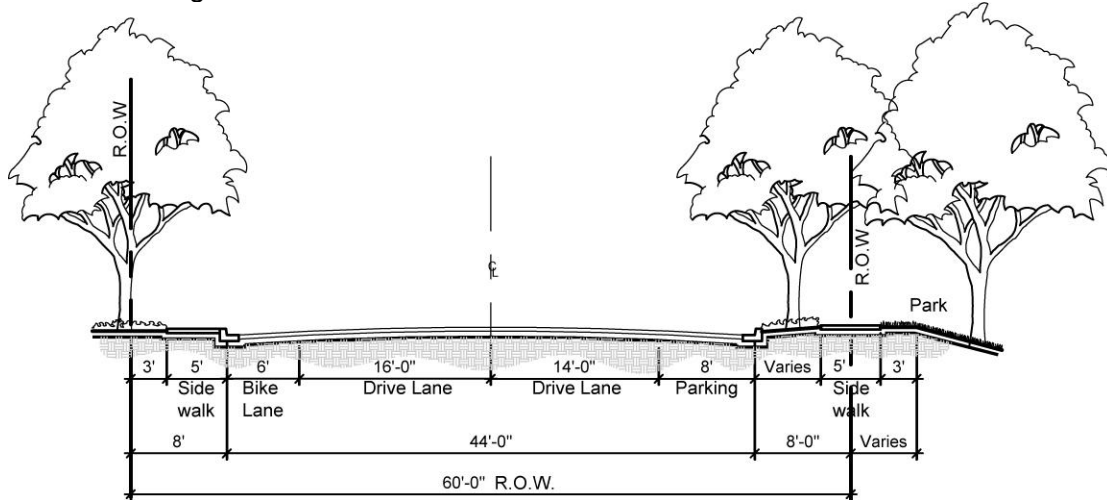


Figure 5.2.4 - 'C' and 'D' Street Section

### Neighborhood Entries

These neighborhood connections between the collector and residential neighborhoods consist of a 86' wide right-of-way with two 16' wide travel lanes (each one way with no parking) and a 12' landscaped median in the middle. 5' wide sidewalks on both sides of the street are separated from the curb. The widened street allows for a pleasant vehicular and pedestrian entry into the neighborhood and allows sufficient space for full landscaping with large shade trees and ornamental landscape treatment. The walls at the corner of the intersection of the Neighborhood Entry and collector may include individual neighborhood signage. The landscape shall be designed to create a transition from the community-wide landscape treatment to reflect the individual character of the neighborhood.

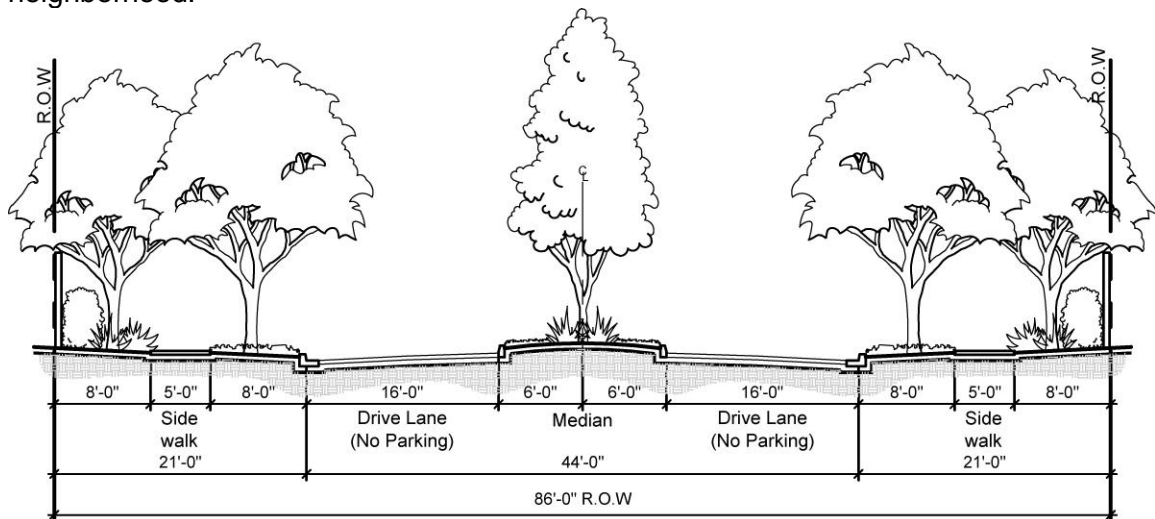


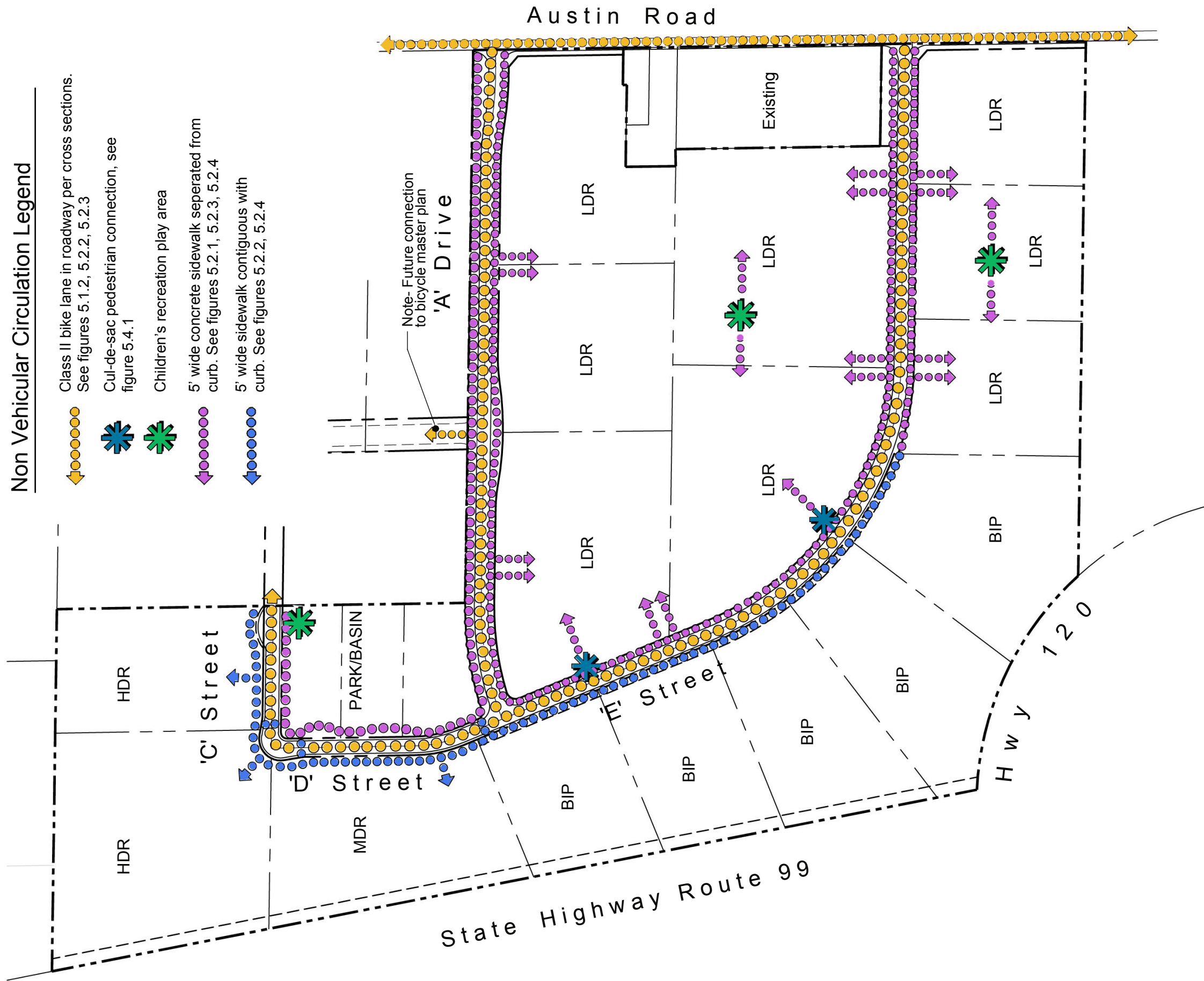
Figure 5.2.5 - Neighborhood Entry Drive

### **5.3 Non-Vehicular Circulation**

A comprehensive system of bike lanes and sidewalks is proposed for the Plan Area to allow for safe and convenient access between land uses. The goal is to encourage pedestrian activities and bicycling. Additional non-vehicular connections between residential land uses and collector streets are provided (see Figure 5.4.1). Class II bike lanes are provided in the Plan Area, defined as follows:

Class II – Provides a paved striped path at the edge of a street for one-way bike travel.

The comprehensive bikeway system within the Plan Area will also provide an opportunity to connect to the city wide bike trail system over time.



**5.3.1 Non Vehicular Circulation**

## 5.4 Cul de Sac Pedestrian Connections

Pedestrian connections are provided at selected cul de sacs to provide ease of non-vehicular access throughout the Plan Area. These consist of openings in the soundwall that provide sidewalk connections between the residential street sidewalks and arterial sidewalks. The design encourages pedestrian and bicycle access independent of streets and allows for more connections within neighborhoods. The soundwall shall be terminated with decorative pilasters. Landscape shall be consistent with the streetscape while allowing clear views. A low fence or raised masonry wall shall be provided to discourage any vehicular crossings. A low fence or concrete mow curb shall be provided to delineate the separation between public landscape and the adjacent residential front yard.

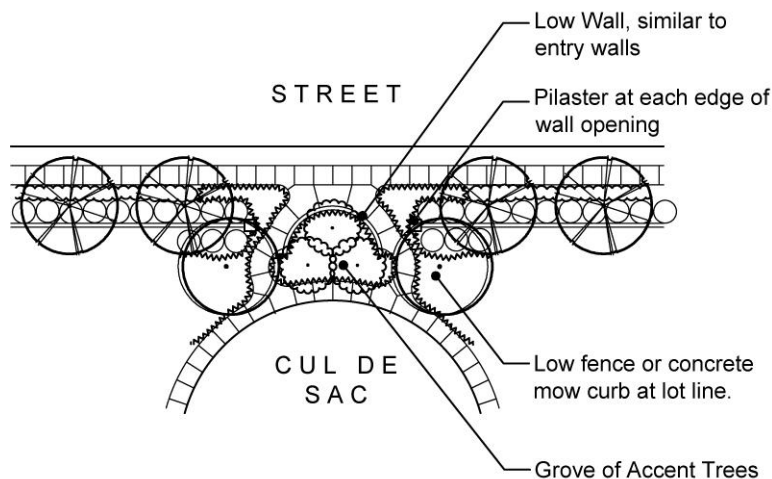


Figure 5.4.1 – Cul de Sac Pedestrian Connection

## 5.5 Public Transit

Existing public transit bus stops can be provided. The Plan will support the use of these facilities by providing for an enhanced, protected bus stop facility with identifying signage. Future public transit stops will be predicated on the City of Manteca and their desire to increase the level of service. Bus turn-outs will be designed and provided as requested by the City consistent with Public Works Standard ST-38.

## SECTION 6

# INFRASTRUCTURE

---



## **Section 6 - Infrastructure**

### **6.0 Storm Drain Basin/Park**

The storm drain basin/park at Yosemite Square is 6 acres with a total detention capacity of 20± acre-feet. See figure 4.3.1- Basin Park.

#### **Park Financing, Dedication and Maintenance**

The 6-acre basin/park will be dedicated to the City of Manteca for access by all City residents. It shall be designed and improved to permit construction of the improvements consistent with City standards for basin volume and park improvements. The City acquires and improves parks through the collection of fees as authorized under the Development Mitigation Act (G.C.66010-66037). The basin/park land is to be dedicated to the City and developed with park improvements.

The maintenance costs shall be the responsibility of the owners in Yosemite Square and others that benefit from drainage improvements.

The basin/park shall be graded in phases, maintaining a capacity with a 2 to 1 safety factor. The discharge pump shall be installed at such a time that said safety factor can not be maintained. Park style improvements shall be constructed when the pump is installed or upon residential development whichever occurs first.

### **6.1 Water Master Plan**

The City of Manteca currently provides domestic water to its customers via a network of wells and transmission lines which draw groundwater and distribute throughout the City. The City also provides treated surface water via the South County Surface Water Supply Project (SCSWSP), a joint project with the South San Joaquin Irrigation District, the City of Lathrop, the City of Tracy, and the City of Escalon.

The Yosemite Square Plan Area will be served by the extension of the existing water main located in Spreckels Park. This existing twelve-inch water transmission line will be extended underneath Highway 99 to the Plan Area. The twelve-inch water line will also be connected to an existing twelve-inch line in Austin Road.

The Yosemite Square project water distribution system will provide a twelve-inch diameter water transmission line continuously looped system for the necessary fire flows and line pressures in conformance with City of Manteca standards. The system will be designed and constructed in conformance with City of Manteca standards for materials and installation. The Master Water Plan for Yosemite Square is shown in Figure 6.1.1.



## **6.2 Sanitary Sewer Master Plan**

The City of Manteca currently provides sanitary sewer service to its customers via a network of gravity and force main sewer lines. Several pump stations and lift stations located throughout the City augment this sewer line network. This conveyance system terminates at the City of Manteca Wastewater Quality Control Facility, located in the west area of the City. The facility has a capacity adequate to serve this and all other currently planned projects.

The Yosemite Square Plan Area will connect to the City's existing sewer system by extension of the sewer main located in Spreckles Park. The existing fifteen-inch sewer line in Spreckels Avenue will be extended underneath Highway 99 to the Plan Area. The Master Sanitary Sewer Master Plan is shown in Figure 6.2.1

These improvements will be constructed with the first phase of development. The costs for operation and maintenance of the sanitary sewer pump and force main shall be the responsibility of the Yosemite Square owners or other property owners that may benefit from said sanitary sewer facilities.



**6.2.1 Sanitary Sewer Exhibit**

### 6.3 Storm Drain

The City of Manteca currently provides storm drainage via a system of gravity storm drain lines which terminate at detention or retention facilities. Existing detention facilities discharge into a network of open channel and underground pipes owned and maintained by the City and the South San Joaquin Irrigation District (SSJID). SSJID facilities eventually drain into the French Camp Outlet Canal. Several of the aforementioned open channels and underground pipes owned by the SSJID bisect the project area.

All existing SSJID facilities within the project are to be abandoned and removed. There is an existing SSJID well north of the project that currently discharges into a lateral crossing the project. This discharge will be combined with the storm water discharge line that crosses the project and discharge into Lateral Tbb in Austin Road south of the project. The existing drainage diagram is included herein as figure 6.3.1 Storm Drain Exhibit.

The Yosemite Square Plan Area will provide storm drainage via a collection system which will terminate in the detention basin. The collection system and basin have been sized to collect storm runoff from a 10-year, 48-hour storm event. The basin will empty into the SSJID lateral Tbb. Storm water discharge from the detention basins will be by pump stations.

Per the City of Manteca Standards, the storm drain basins have been designed with the following criteria:

1. The basin provides storage for one 10-year storm over its respective tributary area.
2. Side slopes will not be steeper than 6:1 with the exception of the temporary 3:1 slope for future expansion of the basin to the east. The maximum basin side slope criteria are under review by the City of Manteca. The criteria may be revised, and if they are the project will be designed to meet the standard in effect at time of development.

#### **STORM DRAIN BASIN VOLUME CALCULATIONS**

##### REFERENCES:

1. City of Manteca Standard Plans and Specifications
2. City of Manteca Basin Standards

$V = CAR/12$ , where

C = 0.30 for R-1; .40 for MDR; .45 for HDR; .75 for BIP and .10 for Park

A = area, acres

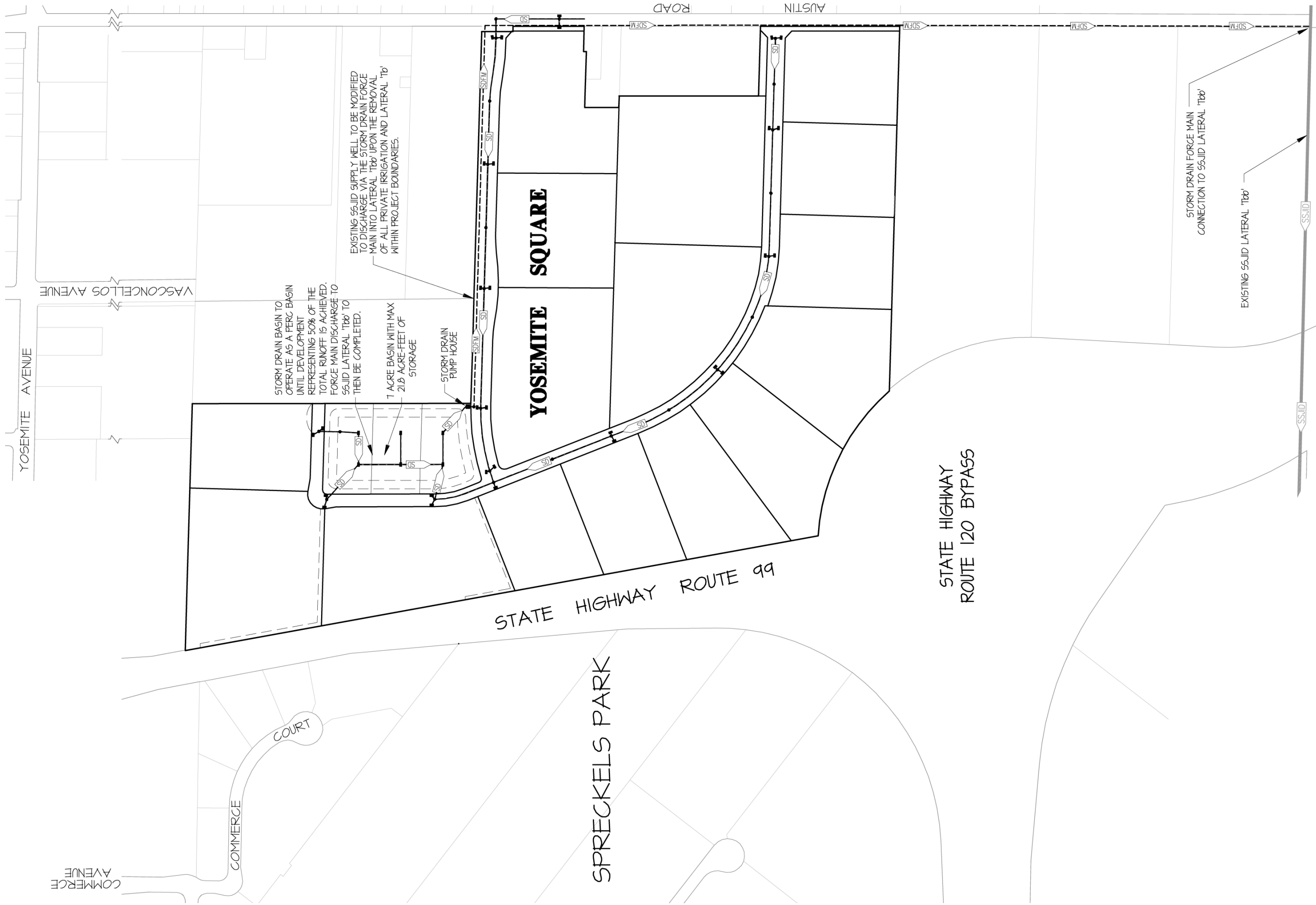
R = 3.56 inches

- Basin discharge to empty over 96 hours
- Safety factor for interim percolation basin 2.0 to 1

The Yosemite Square project storm drain collection system will be developed in phases throughout the site. The storm collection system for each phase will discharge into the detention pond within its respective tributary area. The Storm Drain Master Plan collection and detention system has been designed in conformance with City of Manteca standards. The detention basins will be landscaped and grass-lined and have been designed to include recreation features for use during the dry months. Play fields and walking paths are some of the amenities that can be found within the detention basin site.

The Storm Drain Master Plan includes water quality features designed in conformance with the standards of the Regional Water Quality Control Board for the Central Valley Region, the City of Manteca, and the SSJID. Storm water regulations for construction projects using Best Management Practices have been incorporated into the master plan. Discharge flow rates from each detention basin into the adjacent storm drain facilities have been designed in conformance with the requirements of the City of Manteca and the SSJID.

The basin will operate as a percolation basin with a safety factor of 2.0 to 1 as long as the required volume can be maintained. Once storage volume required exceeds volume required, the discharge pump will be constructed. The park improvements will be constructed with the residential development or discharge pump construction whichever occurs first.



**6.3.1 Storm Drain Exhibit**

#### **6.4 Telephone Service**

Telephone service will be provided to the Yosemite Square Plan Area by Verizon Communications. Verizon currently owns and operates a telephone service network throughout the City of Manteca and will augment its existing facilities in the project vicinity and extend service into the Plan Area as necessary to serve Yosemite Square.

#### **6.5 Electric Service**

Electricity will be provided to Yosemite Square by Pacific Gas and Electric (PG&E). PG&E currently owns and operates an electric service network throughout the City of Manteca. It is anticipated that PG&E will augment its existing electric service facilities in the vicinity and extend service into the Plan Area in order to serve the project.

#### **6.6 Natural Gas**

Natural gas will be provided to Yosemite Square by PG&E. PG&E currently owns and operates a natural gas service network throughout the City of Manteca. It is anticipated that PG&E will augment its existing natural gas facilities in the vicinity and extend service into the Plan Area in order to the serve the project.

#### **6.7 Cable Television**

Cable television will be provided to Yosemite Square by Comcast. Comcast currently owns and operates a cable television network throughout the City of Manteca. It is anticipated that Comcast will augment its existing cable television facilities in the vicinity and extend service into the Plan Area in order to serve the project.

## SECTION 7

# ADMINISTRATION AND IMPLEMENTATION

---



## **Section 7 - Administration and Implementation**

### **7.0 Implementation of the Plan**

The Yosemite Square Master Plan is the mechanism to ensure that all future development within the Plan Area is consistent with the City of Manteca General Plan. The Master Plan will serve as a tool for the City of Manteca to implement the Zoning of the Plan Area. Every effort has been made with the Yosemite Square Master Plan to provide policies and regulations when issues that were not anticipated arise. The Community Development Director ("Director") is responsible for interpretation of the Master Plan.

If any situation arises in the implementation of the Master Plan that is not addressed by specific development regulations or guidelines or if an issue, condition, or situation arises that is not clearly addressed in the Master Plan, the Director shall provide an interpretation based on such City codes, goals, policies, plans and requirements as most closely related to the subject matter of the issue or situation to be interpreted.

In some cases the Master Plan standards may conflict with or be more restrictive than the City's Zoning Ordinance. In these circumstances, the Yosemite Square Master Plan standards and guidelines shall prevail. For any matters not specifically addressed by the Master Plan, the Manteca Municipal Code shall apply and shall be interpreted in a manner that is consistent with the goals and objectives of the Yosemite Square Master Plan.

Subsequent to adoption of the Master Plan, individual project applications will be reviewed to determine consistency with the Master Plan and other City of Manteca regulatory documents. All future applications including but not limited to Site Plans, Tentative Subdivision Maps, and Use Permits within the Plan Area will be subject to the requirements of this Master Plan.

Development applications will be submitted to the City of Manteca Planning Department and subject to the Fee Schedule adopted by City Council. The Planning Department will conduct an initial review of the application for completeness and consistency with the adopted Master Plan, as well as other ordinances and standards. To streamline the implementation of the Master Plan, administrative approval by the Community Development Director is encouraged for any application that does not explicitly require Planning Commission consideration by the Manteca Municipal Code, and that is deemed consistent with the Master Plan and other regulatory documents.

The Community Development Director, acting upon any application that is determined to be complete shall (1) approve the application, (2) approve the application with conditions or modifications, (3) deny the application, or (4) refer the application to the Planning Commission. The Community Development Director or Planning Commission determination for approval shall be based on the finding that the project application is consistent with the Master Plan land use plan, circulation plan, site design standards, and design guidelines.

If the applicant or the City believes that an Amendment to the Master Plan is warranted, an Amendment to the Master Plan may be requested in accordance with section 7.2, Amendments. The request must provide adequate justification.

## **7.1 Adoption of the Master Plan**

The Yosemite Square Master Plan will be adopted by resolution by the Manteca City Council in conjunction with the application for General Plan Amendment and Rezone of the Plan Area. Adoption makes the land uses and development standards of this Master Plan regulatory in nature with the intent to implement the Zoning of the Plan Area. Adoption of the Master Plan establishes the General Plan land use classifications, Zoning, development standards and design guidelines for the Plan Area consistent with the Manteca General Plan.

The Master Plan establishes specific development standards which may differ from those contained in the City of Manteca Zoning Code. The alternative standards of the Master Plan shall supersede those established by the Zoning Ordinance and apply to the development of property within the Plan Area.

The development standards and design guidelines of the Master Plan are intended for implementation in conjunction with the Manteca Zoning Code. Where not otherwise specified by the Master Plan, the use and development of property shall be governed by zoning applicable to that property and the regulations in the City of Manteca Zoning Ordinance.

## **7.2 Amendments**

Situations may arise where future amendments to the adopted Master Plan can be considered because of changing circumstances. Additionally, because of unforeseen circumstances, some development standards or design guidelines may not be feasible on a particular parcel. In these situations, the procedures listed below will be followed to amend the adopted Master Plan.

### **7.2.1 Scope of Amendments**

Amendments to the adopted Master Plan should be categorized as either minor or major. This determination is to be made by the Community Development Director or his/her designee. Minor amendments, modifications, or exceptions can be reviewed and acted upon by the Community Development Director. Those amendments considered major will be processed as set forth below in 7.2.3. Amendments to the Master Plan can include, but are not limited to changing land use designations, circulation plan, design criteria, landscape criteria, development standards or policies.

### **7.2.2 Minor Amendments**

An amendment shall be considered a minor amendment when it is determined that it does not have a significant impact on the character of the plan or on the environment. A Master Plan Amendment application fee established by City Council shall accompany any applications for minor amendment. The Community Development Director or his/her designee shall administratively make a written determination as to whether or not a requested amendment is major or minor. If the Community Development Director determines that a requested amendment is minor, the Director shall either (1) approve the application, (2) approve the application with conditions or modifications or (3) deny the application. The Director's decision may be appealed to the Planning Commission following the procedures of the City of Manteca Municipal Code.

The following are examples of what could be considered minor amendments:

- Changes in the configuration of Master Plan land use which does not alter the relationship to other land uses or compromise the concept and principles of the Master Plan.
- Minor changes to land uses which result in changes in unit, counts, minor acreage change of land uses, or other changes altering land uses, which do not significantly affect the key planning concepts set forth in the Master Plan.
- Changes to the collector street system and alignments that do not substantially alter the intended land use or circulation framework set forth in the Master Plan.
- The relocation or reconfiguration of park or open space that is not less in acreage than the specified minimums, and does not compromise the park and open space concept set forth in the Master Plan
- Changes to design guidelines and/or development standards that do not substantially change the physical character of Yosemite Square as envisioned in the Master Plan.
- Modifications to informational material contained in the Yosemite Square Master Plan that does not have regulatory effect.
- Any change to the Plan that would not significantly increase environmental impacts.

**Application Requirements for Minor Amendments:**

Applications for minor amendments shall be submitted to the Planning Department. The materials and documents necessary to process a minor amendment application should be consistent with those outlined in the City of Manteca Checklist for Amendments. A detailed justification statement shall be submitted which explains in detail why an amendment to the Master Plan is warranted. Applications for minor amendments are subject to processing fees adopted by City Council.

**7.2.3 Major Amendments**

The following are examples of what could be considered major amendments:

- Introduction of a new type of land use not specifically discussed in the Master Plan which necessitates a General Plan Amendment and Rezone.
- Significant changes to the collector street system that would substantially alter the land use or circulation concepts set forth in the Master Plan.
- Changes to design guidelines and/or development standards which, if adopted would substantially change the physical character of Yosemite Square as envisioned in the Master Plan.
- Any change to the Plan that could significantly increase environmental impacts.

**Application Requirements for Major Amendments:**

All Master Plan Amendments shall be consistent with the City's General Plan. Major amendments may therefore require an accompanying General Plan Amendment. In addition, as the Master Plan implements the zoning of the Plan Area, major amendments may also require an accompanying Rezone application. Applications for major amendments to the adopted Master Plan shall conform to the requirements set forth in

the City of Manteca Zoning Ordinance. The materials and documents necessary to process a major amendment application should be consistent with those outlined in the City of Manteca Checklist for Amendments. A detailed justification statement shall be submitted which explains in detail why an amendment to the Master Plan is warranted. Applications for major amendments are subject to processing fees adopted by City Council.

### **7.3 Master Plan Phasing**

Development of Yosemite Square will depend on market conditions and demand. The plan for infrastructure as provided in Section 6 - Infrastructure allows for development to occur in phases to respond to the market conditions and demand. Therefore a specific phasing plan for development is not provided.

### **7.4 Master Plan Compliance and Enforcement**

The Community Development Director is responsible for enforcing the provisions of the Manteca Municipal Code Title 17 and the Master Plan. The regulatory elements of the Master Plan are enforceable pursuant to the enforcement requirements of the Manteca Municipal Code.

#### **7.4.1 Yosemite Square Design Review**

To ensure quality and continuity of implementation of the Master Plan, the Yosemite Square master developer will, through private agreement, review and approve all development applications prior to submittal to the City of Manteca.

#### **7.4.2 Landscape Maintenance**

The public landscape components of Yosemite Square are critical elements of the community vision and feel. The Maintenance of all park and open space, as well as the enhanced freeway landscape corridor and Business Park landscape easement street frontage will be funded through a Home Owner's Association established by the Yosemite Square master developer. The establishment and preservation of a long term, viable maintenance plan is a key component for the Project. Therefore, the City will maintain the right to assume landscape maintenance responsibilities in the case of neglect or default by, or at the request of, the Yosemite Square Home Owner's Association. If City assumes maintenance responsibility, the property owners shall be responsible for all costs associated with said maintenance. Funding shall be provided by the property owners through the establishment of a Landscape and Lighting Maintenance District and include funds for the administration along with replacement costs.

## Appendix A.1 – Approved Plant List

The following plant list is meant to provide general direction for an acceptable landscape palette and is not intended to be a comprehensive list of all plants that are acceptable. Designers are encouraged to use locally adaptable plants that reinforce the landscape theme as described in Section 4 and per the Water Efficient Landscape Ordinance of the City of Manteca.

Water usage designations are based on WUCOLS II for each plant species per its water needs in the Central Valley.

**H** = High water use      **M** = Medium water use      **L** = Low water use

### Trees

<i>Botanical Name</i>	<i>Common Name</i>	<i>Water Use</i>
Acer rubrum 'Sunset'	Sunset Red Maple	H
Arbutus 'Marina'	Strawberry Tree	L
Cedrus deodara	Deodar Cedar	M
Celtis sinensis	Chinese Hackberry	M
Chitalpa tashkentensis	Chitalpa	L
Cupressus sempervirens	Italian Cypress	M
Koelreuteria paniculata	Goldenrain Tree	M
Lagerstroemia x fauriei	Crape Myrtle	L
Laurus x Saratoga	Saratoga Laurel	L
Magnolia grandiflora	Southern Magnolia	M
Magnolia soulangeana	Saucer Magnolia	M
Malus species	Crab Apple	M
Pinus canariensis	Canary Island Pine	M
Pinus elderica	Elderica Pine	L
Pistacia chinensis	Chinese Pistache	L
Platanus x acerifolia	London Planetree	M
Podocarpus gracilior	Fern Pine	M
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	M
Quercus coccinea	Scarlet Oak	M
Quercus robur 'Fastigiata'	English Oak	M
Quercus ilex	Holly Oak	L
Rhus lancea	African Sumac	L
Schinus molle	California Pepper Tree	L
*Sequoia sempervirens 'Soquel'	Coast Redwood	H
Thuja plicata	Western Red Cedar	M
Ulmus Parvifolia 'True Green'	Chinese Evergreen Elm	M

\* Plant species are only to be used to create the key feature mountain plant pallet along with other unmarked selections.

## Shrubs

<i>Botanical Name</i>	<i>Common Name</i>	<i>Water Use</i>
Agapanthus africanus 'Peter Pan'	Peter Pan Lily-of-the-Nile	M
Agapanthus africanus 'Queen Anne'	Queen Ann Lily-of-the-Nile	M
Berberis thunbergii (cultivars)	Barberry Cultivars	L
Callistemon viminalis 'Little John'	Dwarf Bottle Brush	L
Cistus species	Rockrose	L
Cotoneaster species	Cotoneaster	L
Dietes bicolor	Fortnight Lily	L
Escallonia species	Escallonia	M
Festuca ovina 'Glauca'	Blue Fescue	L
Hemerocallis species	Daylily	M
Juniperus species	Juniper	L
Myrtus communis	Myrtle	M
Myrica californica	Pacific Wax Myrtle	L
Nerium oleander (dwarf cultivars)	Dwarf Oleander	L
Phormium (cultivars)	Bronze Baby New Z. Flax	M
*Pinus mugo mugo	Mugho Pine	L
Pittosporum tobira 'Variegata'	Variegated Tobira	M
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Tobira	M
Photinia x fraseri	Photinia	M
Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	M
Pyracantha species	Firethorn	L
Raphiolepis indica (cultivars)	Indian Hawthorn	L
Rhamnus californica 'Eve Case'	Coffeeberry	L
Salvia species	Sage	M
Thuja occidentalis 'Emerald'	Emerald Arborvitae	M
Tulbaghia violacea	Society Garlic	M
Viburnum tinus	Laurustinus	M

## Grasses

<i>Botanical Name</i>	<i>Common Name</i>	<i>Water Use</i>
Carex species	Sedge	M/H
Festuca species	Fescue	L
Helictotrichon sempervirens	Blue Oak Grass	L
Juncus patens	Rush	M/H
Miscanthus sinensis	Maidenhair Grass	H
Muhlenbergia rigens	Deer Grass	M
Muhlenbergia capillaris	Pink Muhley	M
Nassella species	Needlegrass	L
Pennisetum orientale	Dwarf Fountain Grass	M
Pennisetum setaceum	Fountain Grass	M

### Groundcovers

<i>Botanical Name</i>	<i>Common Name</i>	<i>Water Use</i>
Ceanothus griseus horizontalis	Carmel Creeper	L
Cotoneaster dammeri (cultivars)	Cotoneaster	M
Fragaria chiloensis	Mock Strawberry	M
Juniperus species	Groundcover Juniper	L
Rosa noatraum (cultivars)	Flower Carpet Rose	M
Rosmarinus o. 'Huntington Carpet'	Huntington Car. Rosemary	L
Trachelospermum jasminoides	Star Jasmine	M
Verbena species	Verbena	M

### Vines

<i>Botanical Name</i>	<i>Common Name</i>	<i>Water Use</i>
Clematis armandii	Evergreen Clematis	M
Clytostoma callistegiodes	Violet Trumpet Vine	M
Ficus pumila	Creeping Fig	M
Pathenocissus tricuspidata	Boston Ivy	M
Trachelospermum asiaticum	Asian Jasmine	M
Trachelospermum jasminoides	Star Jamine	M