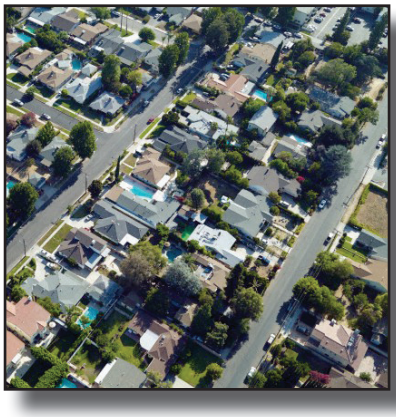
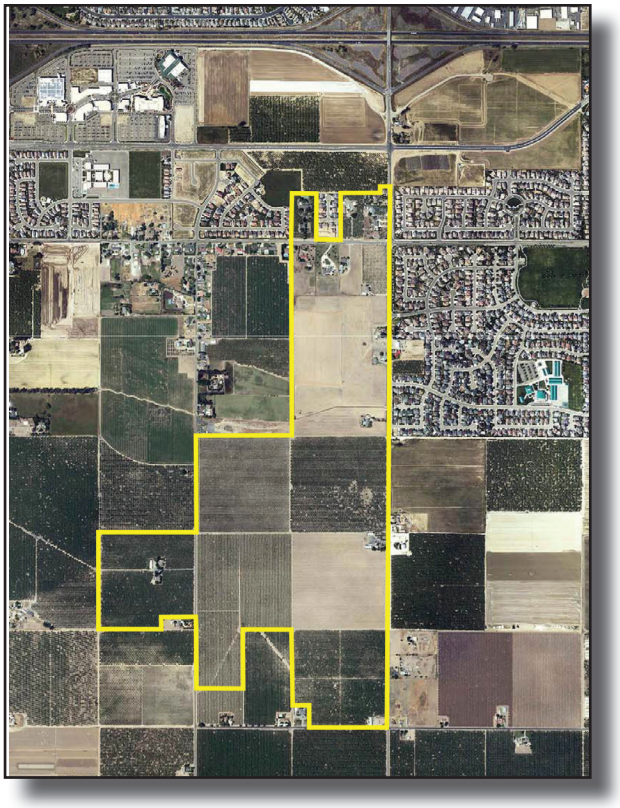
GRIFFIN PARK



Master Plan
Manteca, CA

Public Review Draft
Submitted 09/06/2017



prepared for
The City of Manteca

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September 2017

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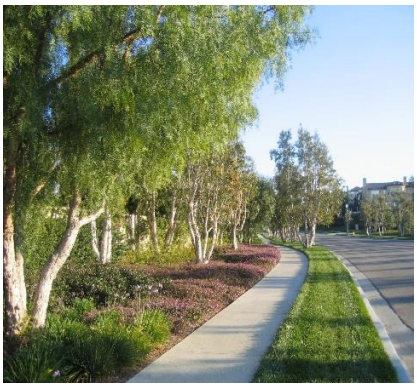
Section 1

Introduction and Existing Conditions


Section 1 - Introduction and Existing Conditions

1.1 Mission Statement

The Griffin Park Master Plan mission is to create and facilitate the development of a high quality, livable, and sustainable community that integrates walkability, open space, and park space in neighborhood design, reduce impacts by improved infrastructure design, and provides for diversity of housing types and price ranges through building design and variety. The community will promote energy efficient residential designs that reduce total housing costs by lowering on-going operation and maintenance costs.

1.2 Purpose

The Griffin Park Master Plan provides a comprehensive planning document to guide and direct development within the approximate 334 acre Griffin Park Plan Area. The Griffin Park Master Plan establishes the land uses, development concepts, guidelines and standards that implement the zoning and General Plan in a more detailed and specific manner for the Plan Area.

1.3 Vision and Statement of Objectives

Griffin Park will feature a variety of attractive housing types and values with an open system of pedestrian and bicycle friendly streets working together with a network of greenways to connect neighborhoods, as well as public transit.

- Complete neighborhoods, rather than monolithic subdivisions. Neighborhood designs should provide for well-designed homes on suburban-scaled lots providing a transition to estate residential and agricultural uses to the south.
- Provision for public transit and other alternatives to the private automobile (i.e. bicycling and walking) will be encouraged to create an active, thriving lifestyle.
- Street patterns will be carefully configured to allow for multiple outlets from neighborhoods, and to provide for connections between neighborhoods, without encouraging through traffic to create convenience and access without a private automobile.
- A network of planned walkways, bikeways, and greenways will be implemented as an integral part of development. This will provide for resident enjoyment of outside spaces convenient and easy.
- Provide for street, driveway, and sidewalk design to minimize impervious improvements.
- Regularly spaced street trees selected and planted in accordance with the City of Manteca street tree master plan.
- Each neighborhood will have adequate open space areas designed into the development, if possible. These spaces will serve as meeting spaces and may have fitness equipment or recreational activities.
- Residential architecture will respect the value of the street upon which it faces and contribute to the sense of community featuring human-scaled architecture with approriate associated details. This generally means houses pulled up to the street, porches in front, a front walk connecting to the sidewalk, and garages to the rear or at least set back from the front face of the home. Front porches inviting neighborly visits will be encouraged.
- To employ additional conservation measures through thoughtful consideration of street and driveway design; the siting of buildings; and the availability of solar.
- Durable construction materials and designs suited to local conditions to contribute to the ongoing costs of the housing will be encouraged.

1.3.1 Regional Context

Southeast portion of Manteca South of Highway 120 with close connectivity to Highway 99 and Interstates 5 and 205 which provides access to the entire state.

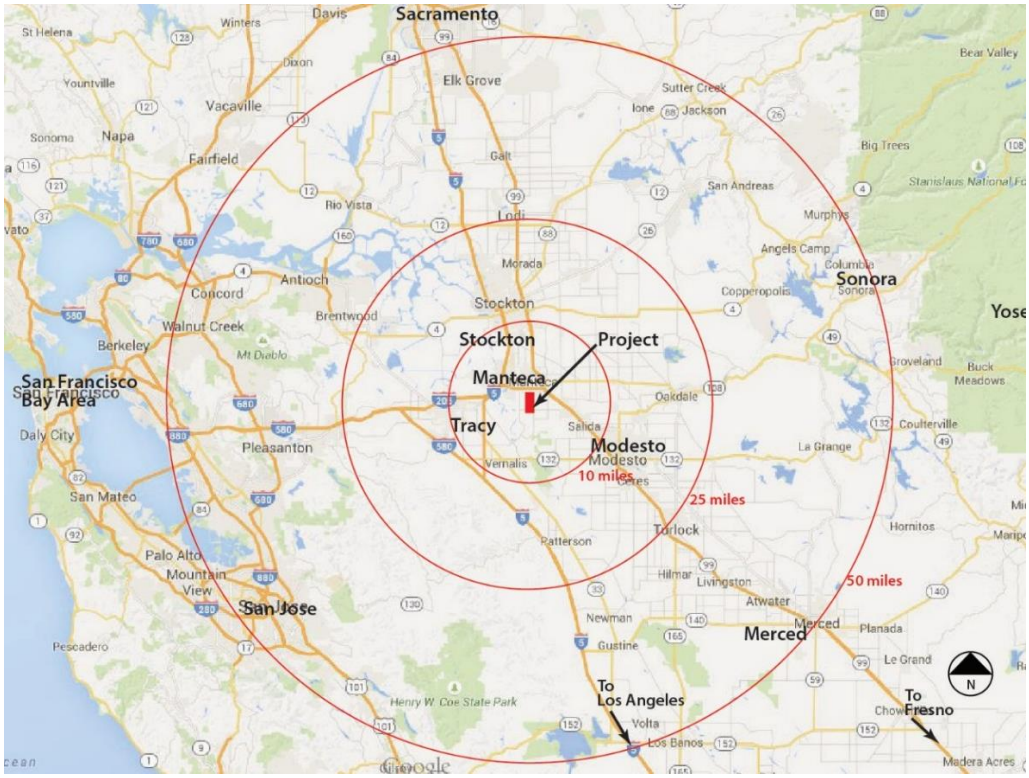


Figure 1.3.1 – **Regional Map**

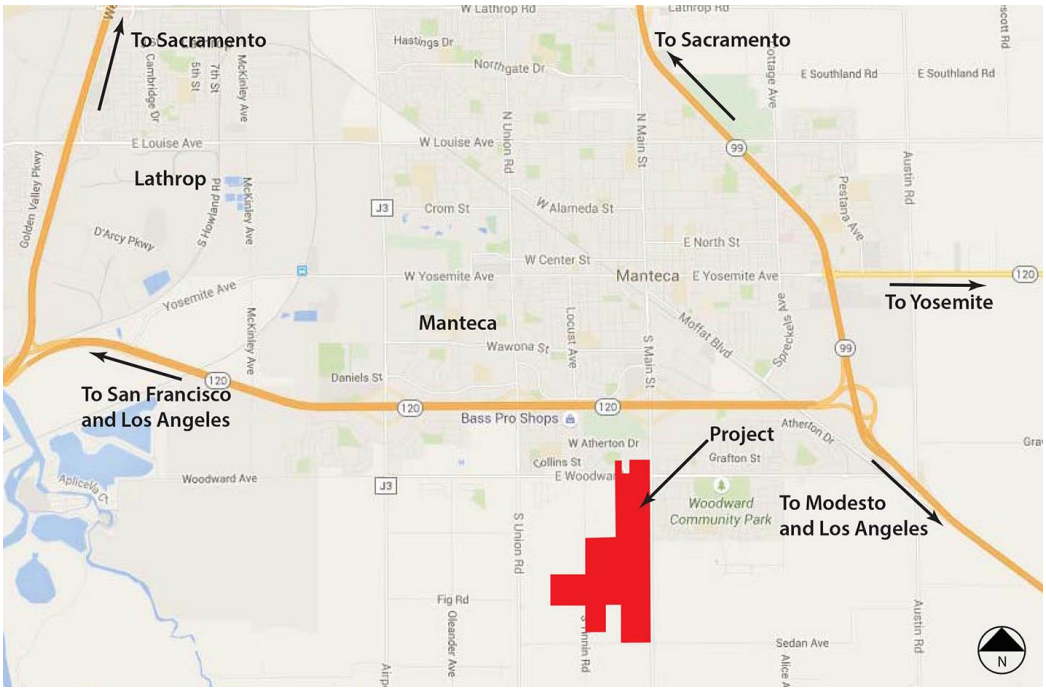


Figure 1.3.2 – **Location Map**

1.4 Existing Conditions

The Plan Area is relatively flat with natural gentle slope from southwest to northeast. The Plan Area is subdivided with parcel sizes from 1 acre to 40 acres and is generally bounded and currently served by Woodward Avenue, South Main Street, Sedan Road and South Tinnin Road. Current land uses within the Plan Area include a mix of residential including ranchettes and large estate lots, undeveloped rural land, and some agricultural land including orchards. The residential uses are mostly located along Woodward Avenue. The farmland in the northern portion of the Plan Area is poor quality and has been impacted by the removal of top soil. The orchard farming occurs on the southern portion of the Plan Area.

The entire Plan Area is improved with existing residential uses including ranchettes and estates lots and agricultural uses. There is no undisturbed or natural habitat within the Plan Area.

South San Joaquin Irrigation District (SSJID) provides water supply for the agricultural uses and maintains an easement for an open water ditch that is generally located in the southeast portion of the Plan Area. A series of private irrigation ditches distribute the SSJID water from the easement throughout the plan area. Although there are City water and sewer lines located within Woodward Avenue, the Plan Area is not currently provided with city services. The existing residential uses rely on private septic and well systems.

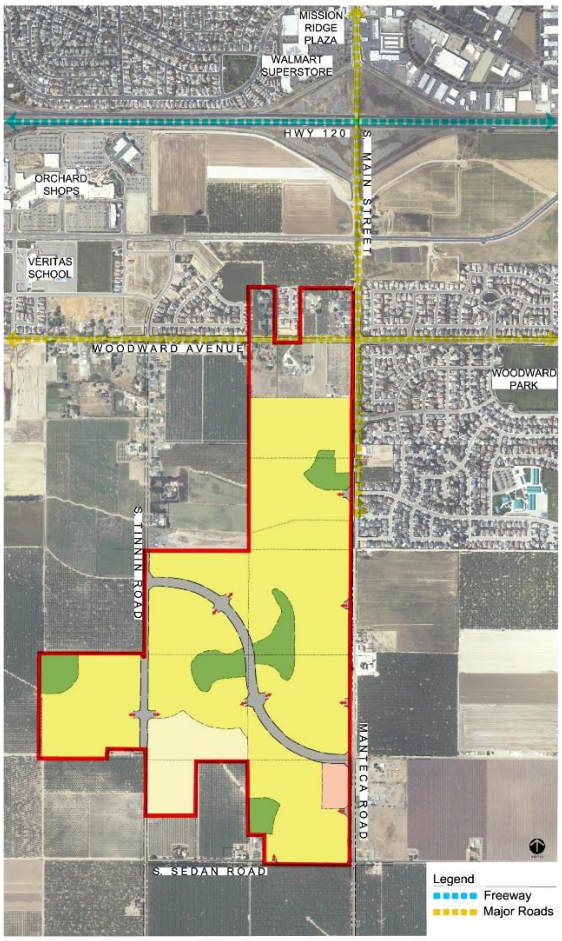
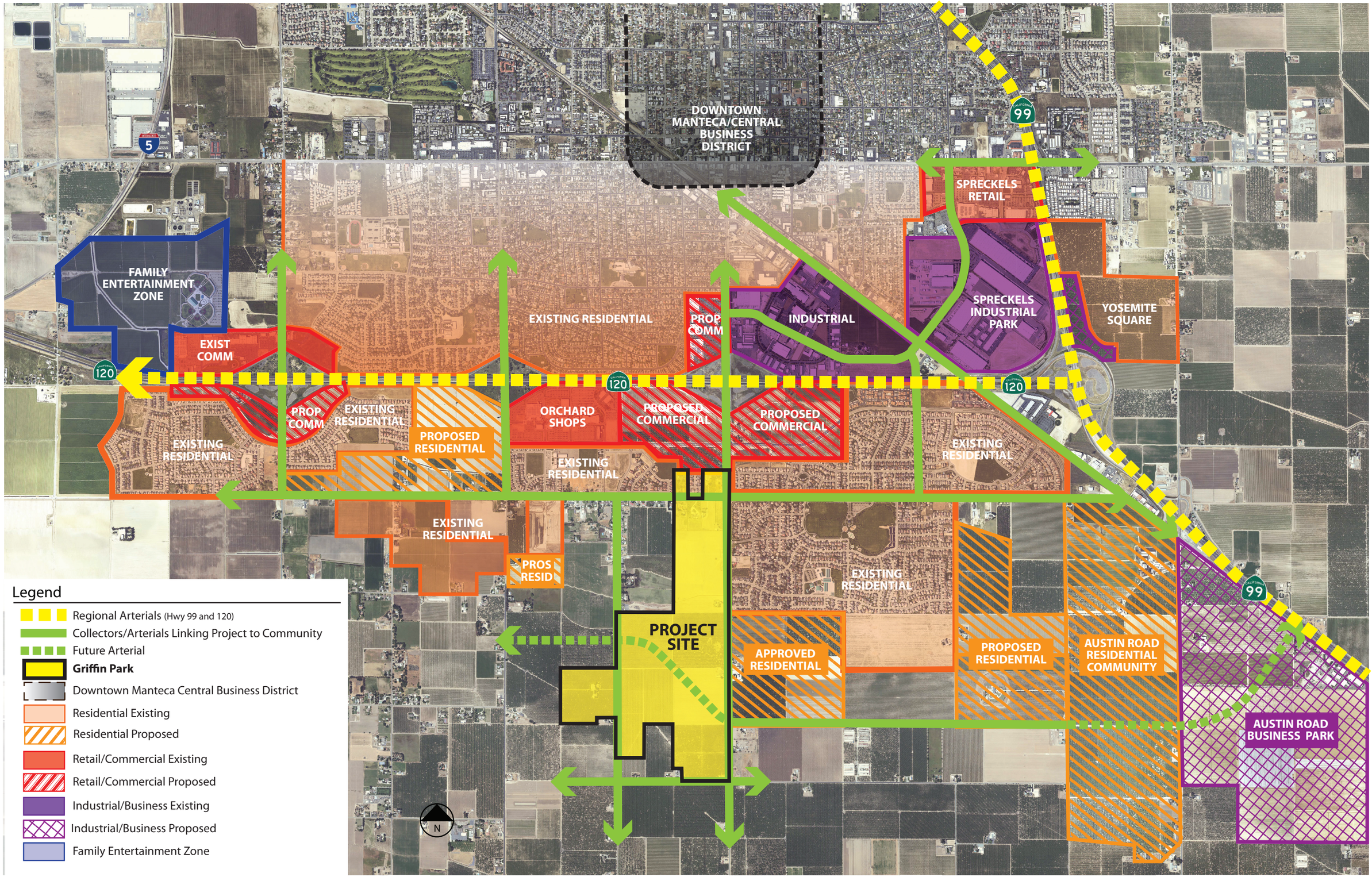


Figure 1.4.1 – **Existing Land Use and Circulation Map**

1.5 Plan Area and Community Connectivity

The Griffin Park Master Plan is designed to create a coordinated cohesive and memorable community with landscape to unify neighborhood character and ensure that every resident feels well-connected to the site and landscape. The Plan Area provides for a logical and planned expansion of both existing residential and recently approved residential subdivision in South Manteca. The Plan Area is directly connected to Manteca's downtown and shopping areas located along Highway 120 and Atherton Road via South Main Street. The location of Griffin Park provides for convenient access to local job centers, commercial and recreational opportunities including Promenade Shops, Austin Road Business Park, Spreckels Park, Manteca's downtown, and proximity to Highway 120, Highway 99, and Interstate 5 provide direct links to regional services.

Overall, Griffin Park is well situated for residential growth and follows the recent growth pattern of existing and planned projects in the South Manteca area. As proposed, Griffin Park will utilize infrastructure in place and help to implement circulation and infrastructure plans to serve South Manteca.


DOWNTOWN MANTECA/CENTRAL BUSINESS DISTRICT
FAMILY ENTERTAINMENT ZONE
EXIST COMM
EXISTING RESIDENTIAL
PROP COMM
EXISTING RESIDENTIAL
PROPOSED RESIDENTIAL
EXISTING RESIDENTIAL
ORCHARD SHOPS
EXISTING RESIDENTIAL
PROP COMM
PROPOSED COMMERCIAL
PROPOSED COMMERCIAL
INDUSTRIAL
SPRECKELS RETAIL
SPRECKELS INDUSTRIAL PARK
YOSEMITE SQUARE
EXISTING RESIDENTIAL
EXISTING RESIDENTIAL
PROS RESID
PROJECT SITE
EXISTING RESIDENTIAL
APPROVED RESIDENTIAL
PROPOSED RESIDENTIAL
AUSTIN ROAD RESIDENTIAL COMMUNITY
AUSTIN ROAD BUSINESS PARK
5
120
120
120
99
99
N
Legend
Regional Arterials (Hwy 99 and 120)
Collectors/Arterials Linking Project to Community
Future Arterial
Griffin Park
Downtown Manteca Central Business District
Residential Existing
Residential Proposed
Retail/Commercial Existing
Retail/Commercial Proposed
Industrial/Business Existing
Industrial/Business Proposed
Family Entertainment Zone

1.6 Project Description

The Griffin Park Master Plan is prepared as a regulatory document that includes a land plan, design standards, and design guidelines specific for development within the approximate 334-acre Griffin Park Project. The Master Plan implements the zoning for the Plan Area and implements the General Plan.

Overall, Griffin Park is primarily a residential addition to the community to support Manteca's growth projections by providing approximately 334 acres zoned for single family residential anticipated to provide 1,532 units. The community provides a diversity of housing that is spread out throughout the plan area in neighborhoods of similar size housing (large lots, standard lots). Griffin Park also includes 5 acres of neighborhood service commercial anticipated to provide approximately 65,000 square feet of commercial, and over 26 acres of parks and open space.

The Griffin Park land plan for the residential land uses, along with the design standards and guidelines, provides for various house and lot sizes. The zoning designations provide for large lot and standard lot that will facilitate a range of lot sizes.

The location of the various lot sizes that are shown in the Land Use Map (**Figure 2.0.2**) indicate the concepts of individual neighborhoods. However, as the plan area is developed in phases over time, the location of these lot size and types may be moved around based on demand and market conditions.

Other land uses to support and compliment the residential community include:

- Park and Open space - parks, parkways, non-vehicular circulation, storm water filtration and retention
- Roadway circulation - arterial and major and minor collectors with bicycle and pedestrian circulation as well as landscape.
- Retail - neighborhood / mixed use

1.7 Relationship to the General Plan

The City of Manteca General Plan 2023 was adopted by City Council in October 2003, and serves as the guiding policy document. The Griffin Park Master Plan is prepared to guide development within the Plan Area in conformance with goal and policies established in the General Plan. Highlights of specific General Plan goals and policies that Griffin Park will implement includes but not limited to:

Goal LU-1 - To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the city's infrastructure and the city's ability to assimilate new development.

LU-P-1 - Growth shall mitigate its own impacts and shall provide a positive benefit to the City of Manteca.

LU-P-4 - The City shall encourage a development pattern that is contiguous with the boundary of the City.

Goal LU-6 - Provide open space as a framework for the city, and meet the active and passive recreational needs for the community.

Goal LU-7 - Reinforce land use and development patterns that encourage walking and the use of public transit within the community.

LU-P-48 - Storm drainage systems within new development areas should include open drainage corridors, where feasible, that would provide bike and pedestrian paths, and visual open space within neighborhoods. The pedestrian connection should link parks and open space to residential neighborhoods.

Goal CD-3 - Establish distinct, attractive identities for neighborhoods, gateways and commercial areas.

CD-P-21 - Provide parks and schools as distinct centers for neighborhoods.

CD-P-22 - Provide features that distinguish one neighborhood from another, such as natural features, entry gateways, street lighting, or signage.

CD-P-23 - Provide pedestrian systems that connect the center of adjacent neighborhoods.

CD-P-28 - The City shall establish residential design guidelines and standards.

CD-P-30 - Neighborhoods in new growth areas shall incorporate the following characteristics:

- The edges of the neighborhood shall be identifiable by use of landscaped areas along major streets or natural features, such as permanent open space. Primary arterial streets may be used to define the boundaries of neighborhoods. The street system shall be designed to discourage high volume and high speed traffic through the neighborhood.
- Neighborhoods shall be not more than one mile in length or width.
- Each neighborhood shall include a distinct center, such as an elementary school, neighborhood park(s), and/or a mixed-use commercial area within a reasonable walking distance of the homes, approximately one-half mile.
- Each neighborhood shall include an extensive pedestrian and bikeway system comprised of sidewalks and bike lanes along streets and dedicated trails.

CD-P-31 - The pedestrian and bikeway system shall be linked to other pedestrian and bikeways in adjacent neighborhoods and, ultimately, to the City-wide Pedestrian and Bikeway Trail System to provide a continuous interconnected system.

Goal CD-9 - Establish a durable sustainable community that utilizes resources efficiently.

Goal C-2 - Provide complete streets designed to serve a broad spectrum of travel modes, including automobiles, public transit, walking and bicycling.

Goal ED-9 - Promote the development of affordable and market rate housing that matches with the needs of the present and future Manteca work force.

Goal ED-10 - Provide a variety of housing types to house all segments of the Manteca community in accordance with the Housing Element.

ED-P-18 - Plan for a balanced community where the Manteca workforce will be able to afford housing within the City of Manteca.

ED-P-2 - Enhance community identity and beauty.

ED-P-23 - Infrastructure needed to serve new development shall be the responsibility of new development and not existing residents.

Goal PF-3 - Facilities improvements and services required to serve development will not place an economic burden on existing residents for the City. Development will pay a fair share of all costs of required public infrastructure and services.

Goal PF-4 - Public improvements and facilities will be designed to enhance, rather than degrade, the natural environment in the City and surrounding area.

1.8 Master Plan Organization

The Griffin Park Master Plan is divided into seven sections:

Section 1 – Introduction and Existing Conditions

Section 2 – Land Use

Section 3 – Circulation

Section 4 – Design Guidelines

Section 5 – Landscape, Park, and Open Space

Section 6 – Infrastructure

Section 7 – Administration and Implementation

Section 2
Land Use



Section 2 – Land Use

2.0 LAND USE

The Griffin Park Master Plan is a regulatory document that works in conjunction with the City's General Plan and Zoning Ordinance to implement the zoning for all properties within the Master Plan area. In addition to the regulations contained in this Master Plan, properties within the Master Plan area are subject to applicable regulations of the Manteca Municipal Code, such as parking requirements, sign regulations, and general provisions. All definitions shall be the same as in the Manteca Municipal Code. To the extent any regulation in this Master Plan conflicts with the Manteca Municipal Code, the regulation set forth herein shall prevail.

The Griffin Park Master Plan applies land use districts that implement the City's zoning designations in a more specific manner to provide and ensure a mix of lot and houses sizes in the Plan area. As shown in **Table 2.0.1, Land Use Summary,** the Griffin Park Master Plan provides two distinctive residential designations: GP-Large Lot, and GP-Standard Lot. The GP designation is used to differentiate from other planning areas approved in the City. The Griffin Park Master Plan also provides a commercial designation as GP **Land Use Map, Figure 2.0.1**, shows the land use districts**.** These zoning and land use districts serve as the basis for all of the land use and development standards contained in the Griffin Park Master Plan.

In addition to the zoning and development standards contained in this chapter, the Griffin Park Design Guidelines shall apply to all residential and non-residential projects that are subject to Site Plan Approval (see **Section 4 - Design Guidelines**).

GRIFFIN PARK MASTER PLAN DESIGNATIONS	APPROXIMATE ACRES	UNITS / GROSS ACRE or FAR	AVERAGE DENSITY	PROJECTED NUMBER OF UNITS / SQUARE FEET
GP - Large Lot	25.24	0.5 to 4	3.5	88
GP - Standard	262.67	4 to 7	5.5	1,444
GP – Commercial Mixed Use	5.0	0.30	NA	65,340
Parks and Open Space	26.46	NA	NA	
Backbone ROW	14.29	NA	NA	
TOTAL	**333.66**		**5.5**	**1,532 units / 65,340 SF**

Table 2.0.1 – **Land Use Summary**

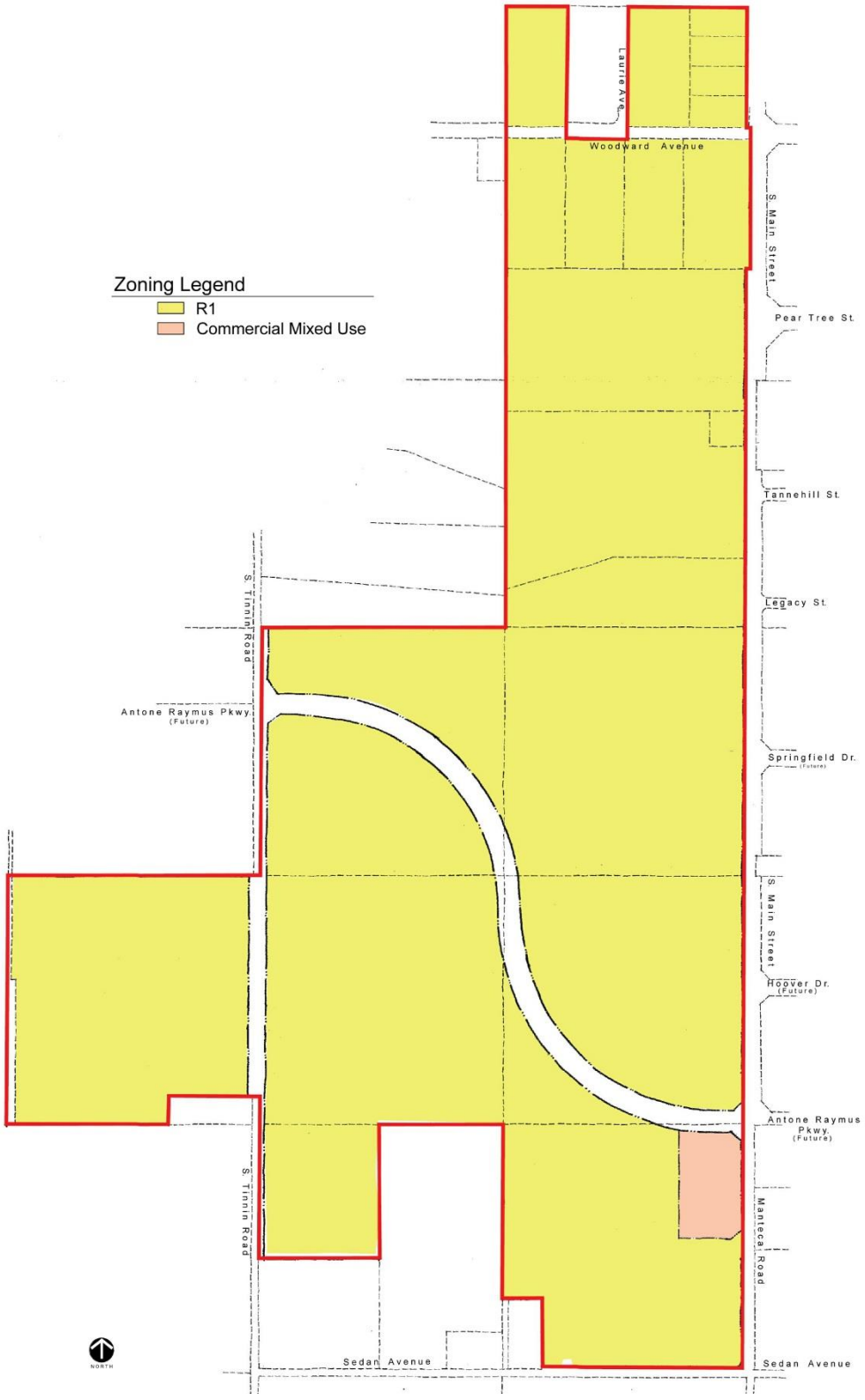


Figure 2.0.1 – **Zoning Map**

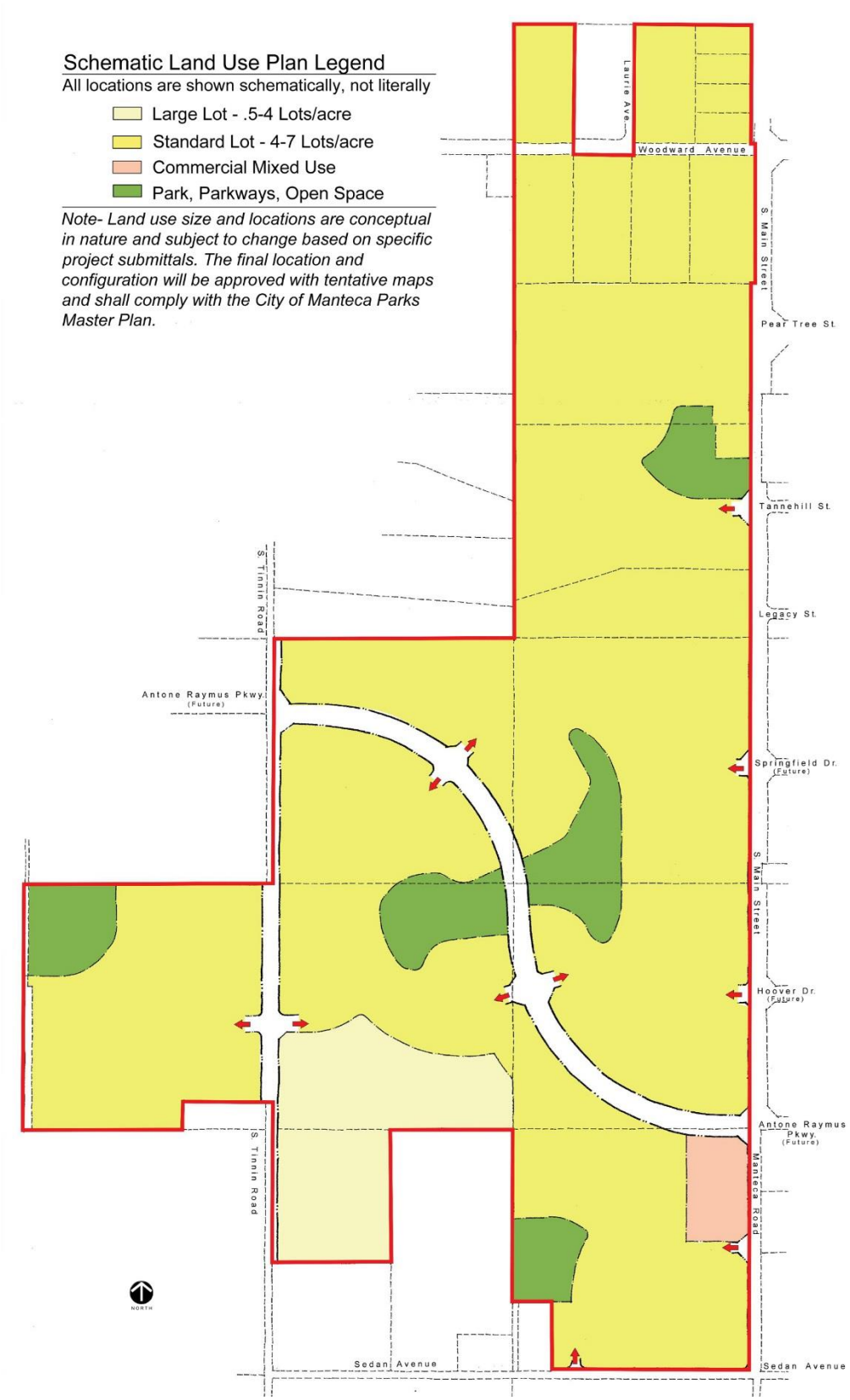


Figure 2.0.2 – **Schematic Land Use Plan**

2.1 Existing and Legal Non-Conforming Uses

The existing homes and ranchettes that are located within the Plan Area along Woodward Avenue, South Main Street, and Sedan Avenue will remain consistent with the zoning and allowed land uses of the Master Plan. All existing owners of homes and ranchettes within the Plan Area shall reserve the right to keep livestock and fowl (e.g. sheep, goats, horses, cows, hogs, pigs, etc.), and generally continue to use and enjoy their properties in the same manner as prior to the adoption of the Griffin Park Master Plan.

Any nonconforming structures or buildings associated with the existing homes and ranchettes shall be allowed in perpetuity consistent with Manteca Municipal Code Chapter 17.12 Non-conforming Uses and Structures. Non-conforming agricultural uses existing and operating at the date of the adoption of the Griffin Park Master Plan shall be broadly interpreted to allow continued agricultural operations on that site until development in conformance with the Master Plan occurs. Agricultural crops or operations may change to another, such as row crops to orchards, and properties that are temporarily left fallow can be put back into production without the property losing its non-conforming status.

2.2 RESIDENTIAL DISTRICTS

2.2.1 Purpose

The Griffin Park Master Plan will provide a variety of housing types and lot sizes that will accommodate a range of housing objectives and buyer needs with a goal to ensure housing for a variety of families and lifestyles. As shown in **Table 2.0.1**, at full build-out, the Master Plan area will accommodate 1,532 residential units.

Figure 2.0.1, Land Use Map, identifies two residential districts. These districts are designated as GP-Large Lot and GP-Standard Lot. The land use and development standards for the residential districts of the Griffin Park Master Plan shall comply with all requirements that apply to the corresponding zoning in the Manteca Municipal Code, as amended, except as modified within this Master Plan. (Refer to **Table 2.2.1**, **Residential Zoning Districts**).

GRIFFIN PARK MASTER PLAN RESIDENTIAL ZONING DISTRICT	MANTECA MUNICIPAL CODE CORRESPONDING ZONING DISTRICT
GP – Large Lot	R-1
GP – Standard Lot	R-1

Table 2.2.1 - **Residential Zoning Districts**

2.2.2 Residential Districts Descriptions

The Griffin Park Master Plan provides for suburban-scaled lots within well-designed neighborhoods that foster non-vehicular circulation and recreation opportunities. The plan is intended to provide a transition to the estate residential and agricultural land uses to the south.

2.2.2.1 Griffin Park – Large Lot

The Large Lot designation provides for larger houses at a typical density of .5 to 4 units per acre. It is envisioned that the large lot designation will provide for larger single family homes including semi-custom and custom homes. The Large Lot designation occurs on approximately 25.24 acres including the portion of the plan area along Woodward Avenue and South Tinnin Road and may include a gated neighborhood.

2.2.2.2 Griffin Park – Standard Lot

The Standard Lot designation is intended for single-family homes with a typical density of 4 to 7 units per acre. The Standard Lot designation occurs on approximately 262.67 acres of the Plan Area. This designation is anticipated to accommodate production style, single-family detached housing. A mix of architectural styles are expected to create diverse neighborhoods with strong traditional suburban qualities.

2.2.3 Uses Within Residential Districts

Unless otherwise specified within this Master Plan the allowed uses within the Griffin Park residential districts shall comply with the allowed uses for the R-1 Zoning District in Table 17.22.020-1 of the Manteca Municipal Code, as amended.

2.2.4 Development Standards for Residential Districts

Development Standard	GP – Large Lot	GP – Standard Lot
Maximum Density	4 DU/AC	7 DU/AC
Maximum Lot Coverage(1)	65%	60%
Minimum Lot Size	8000	4,500
Minimum Lot Width	70 ft	45 ft
Minimum Lot Width for Corners	75 ft	50 ft
Minimum Lot Width for Cul-de-Sac and Knuckle Lots	75 ft	35 ft
Minimum Front Yard Setback(2)	30 ft	10 ft (4)
Minimum Front Porch Setback(2) Courtyard setback	20 ft 15 ft	10 ft (4) 10 ft (4)
Minimum Front Yard Setback Garage(2)(3)	30 ft	20 ft
Minimum Side Yard Setback(2)	5 / 5 ft	5 / 5 ft
Minimum Street Side Yard Setback(2)(4)	10 ft (4)	10 ft (4)
Minimum Rear Yard Setback(2)	20 ft	15 ft
Minimum Rear Yard Setback for Cul-de-Sac and Knuckle Lots	15 ft	10 ft
Maximum Building Height	35 ft	35 ft
Minimum Off-Street Parking / Garage	2 car	2 car

(1) Eaves, appurtenances, including AC condensers, architectural pop-outs & features are excluded in maximum lot coverage calculation
(2) All yard setbacks measured from property line
(3) For detached garages, rear yard setback is three (3) feet and side yard setback is five (5) feet
(4) The front and side yard setbacks may be affected by PG&E requirements for gas line setbacks. This is dependent on if and where the gas line is located in the PUE and may force the building to be set back further. Set back to take eaves into account per MMC and PG&E requirements.

Table 2.2.4 – **Development Standards for Residential Districts**

2.3 COMMERCIAL DISTRICT

2.3.1 Purpose

The Griffin Park Commercial District (GP - Commercial) provides a neighborhood-oriented commercial area that may include a mix of retail and services as well as multi-family residential. The GP-Commercial site provides an opportunity to locate retail and services scaled to serve the Griffin Park and surrounding neighborhoods to enhance the overall walkability of the plan area and to further minimize reliance on vehicles.

The Master Plan provides for a 5-acre commercial site that it is situated so that it minimizes conflicts with adjacent residential neighborhoods but remains accessible by all neighborhoods within Griffin Park by short walk or by bicycle. As shown in Table 2.0.1, at full build-out, the 5 acre commercial site will provide an estimated 65,340 square feet of neighborhood serving commercial uses.

2.3.2 Permitted and Conditionally Permitted Uses Within Commercial District

The GP- Commercial District is intended to provide a site for neighborhood serving retail and services, and multi-family. **Table 2.3.2,** indicates uses principally and conditionally permitted within the GP-Commercial District. A "P" denotes a principally permitted or allowed use. A "C" denotes a conditionally permitted use that requires approval of a conditional use permit. For uses not listed refer to Manteca Municipal Code 17.22.020, as amended, Allowed Uses for CMU.

USES	GP-Commercial
Residential Uses	
Dwelling, Multi-Family	C
Retail, Service and Office Uses	
Business Support Services	P
Child Day Care Center	C
Convenience Store	P
Grocery Store/Supermarket	P
Medical Services, General	C
Neighborhood Market	P
Office, Business and Professional	P
Personal Services	P
Restaurant	P
Retail, General	P
Automobile and Vehicle Uses	
Fueling Station	C

1) Non-conforming agricultural uses existing and operating at the date of the adoption of the Griffin Park Master Plan shall be broadly interpreted to allow continued agricultural operations on that site until development in conformance with the Master Plan occurs. Agricultural crops or operations may change to another, such as row crops to orchards, and properties that are temporarily left fallow can be put back into production without the property losing it non-conforming status.
P = Permitted C = Conditionally Permitted

Table 2.3.2 – **Permitted and Conditionally Permitted Uses Within Commercial District**

2.3.2.1 Prohibited Uses

Any use determined incompatible with adjacent residential included but not limited to industrial, manufacturing and processing uses, auto repair and services, large scale retail.

2.3.3 Development Standards for Commercial District

Development Standards shall be in accordance with the Manteca Municipal Code, Section 17.26.020, as amended, except as modified within this Master Plan.

Development Standard	SM - Commercial District
Maximum Front Yard	0 ft(1)
Minimum Side Yard	0 ft(1)
Minimum Street Side Yard	0 ft(1)
Minimum Rear Yard	0 ft(1)
Maximum Building Height	30 ft
Floor Area Ratio	0.6
Open Space	No Minimum

(1) When adjacent to residential district, all structures shall match the setbacks of the adjacent residential district.

Table 2.3.3 – **Development Standard for Commercial District**

2.4 Parks/Recreation

Active and passive parks and recreation facilities will be provided within the Plan Area in a variety of forms and consistent with the City's General Plan. After dedication to the City, parks, parkways, and recreation facilities will be under the jurisdiction of the City, and will be operated and maintained by the City for the enjoyment of the residents of Manteca. Maintenance will be funded through a Community Facilities District (CFD). The park sites shown on **Figure 2.4.0**, indicate conceptual park locations. Actual locations of parks and dual-use basins may change as the master plan area is developed. Parks and parkway locations and relative sizes are shown for reference only. Park areas may include community or neighborhood parks with active and passive components as approved by the City. Park acreage and facilities shall occur within the Plan area in a variety of forms as determined by the City during the mapping and improvement plan process. Parks may feature play fields, children's play areas, picnic areas, ball courts, open lawn areas, or other amenities. Park areas will be designed in conjunction with storm water basins, interconnected by trails and bikeways, and conform to the requirements of the City of Manteca Parks Master Plan (version that is current at the time of Mapping).

Figure 2.4.0 – **Parks/Recreation Locations Map**

Section 3
Circulation



Section 3 - Circulation

3.0 Vision Statement

Griffin Park will participate with and expand the existing circulation system in the City of Manteca. The master plan area is a natural progression of the existing housing areas and street network on the south side of the City and ties directly to the existing roadway network. The project area is bordered on the north by Woodward Ave. and to the east by S. Main Street. Tinnin Road runs along the west portion of the plan area. Part of Griffin Park's roadway system contains the inclusion of a portion of Antone Raymus Parkway which is a major component of the City's long-term goals for an expressway through the south side of the City. The final location of Antone Raymus Parkway is subject to the final alignment as part of the updated General Plan. If the location of Antone Raymus Parkway changes, the Master Plan shall be amended to reflect the adopted layout. The following pages refer to the East/West Collector that could be Antone Raymus Parkway (if the current General Plan alignment remains) or a different, smaller collector street if the alignment changes. All vehicular circulation shall be consistent with the goals and policies of the City's General Plan

Additionally, Griffin Park will tie into and expand the City's bikeway and pedestrian paths to offer additional bicycling and walking facilities for all of Manteca's residents and stay consistent with the goals and policies of the City's Bicycle and Pedestrian Master Plan.

3.1 Vehicular Circulation

Griffin Park proposes a hierarchy of roadways to increase the capacity of the existing street network as well as providing additional vehicular access to new residential areas within Griffin Park that will also benefit the vehicular circulation for the whole of the City. The main arterial roadways of Atherton Dr., Woodward Ave. and S. Main Street will remain as the key access roads for Griffin Park. Additionally, a portion of Antone Raymus Parkway will be included through Griffin Park in the overall circulation plan per the City's General Plan. Antone Raymus Parkway will provide a valuable east-west link between Highway 99 and Interstates 5 and 205 (roughly parallel to Highway 120) along the south edge of the City. If Antone Raymus Parkway alignment changes to a different location per the General Plan process, there shall be an East/West Collector provided compliant with a Residential Collector.

The neighborhoods within Griffin Park will include entry drives, residential collectors, and residential streets to provide a comprehensive network of streets to provide vehicular access into and through Griffin Park. Entry roads into Griffin Park align with the existing and approved future street alignments on the east side of S. Main St. Griffin Park is also accessed by Tinnin Road (west side) and Sedan Ave. (south side) which are designed to maintain their rural character.

The following street sections and plans demonstrate the hierarchy of streets that will be included and improved as part of the Griffin Park Master Plan. The Street widths are subject to compliance with the City's General Plan, as amended; the adopted PFIP at the time of building permit issuance; and subject to compliance with all adopted policies and standards of the City at the time of grading permit issuance. Street tree species are subject to review and approval by the City Parks and Recreation Director and all heights of sounds walls and fences shall comply with the Zoning code and/or sound study.

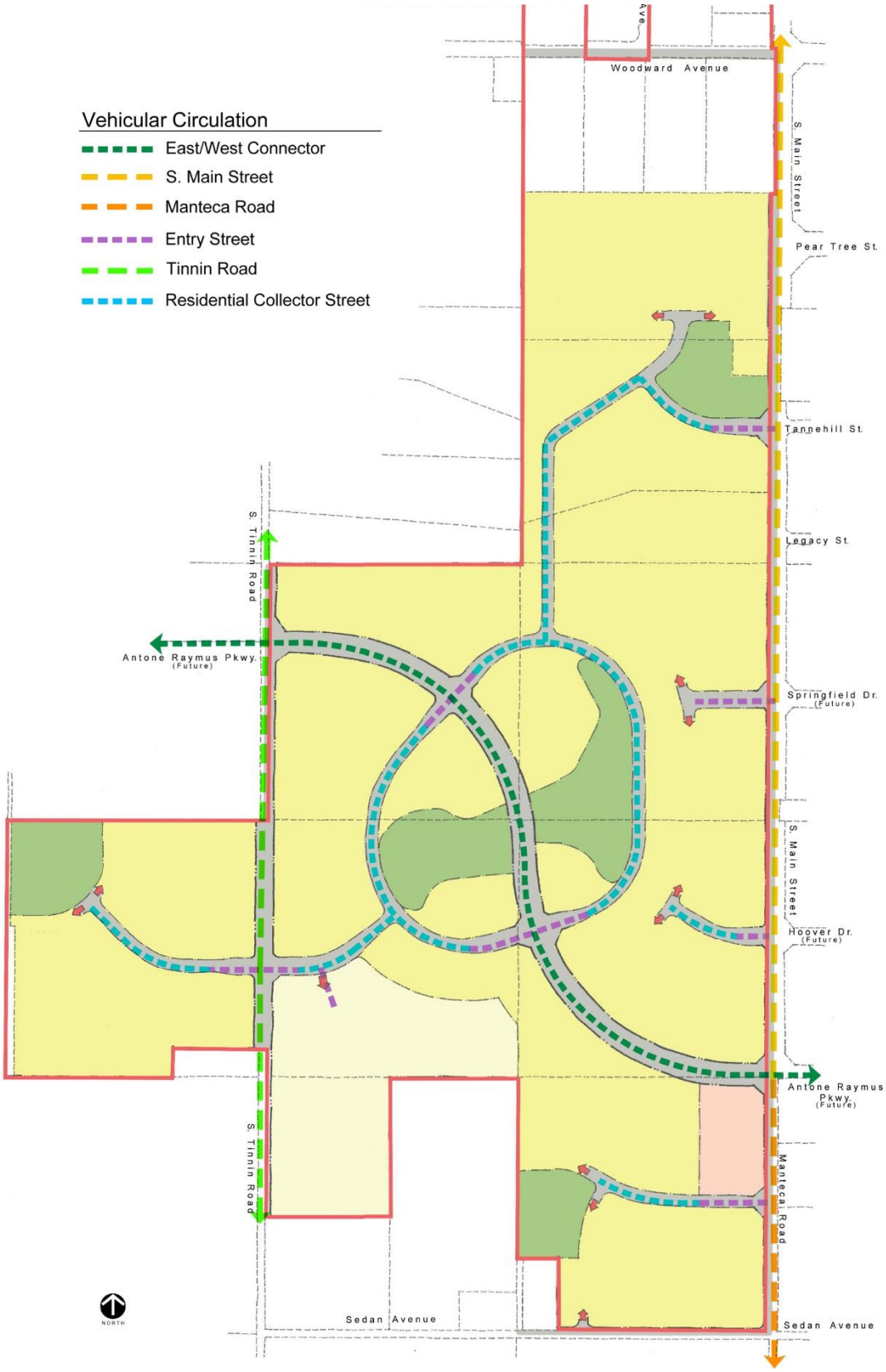


Figure 3.1.0 – **Vehicular Circulation Plan**

3.2 Proposed Rights-of-Ways and Streetscape

East/West Collector

The East/West Collector is to be included in roughly the alignment of the Antone Raymus Parkway, consistent with the City's General Plan. This East/West collector location and right-of-way width are subject to change based on the ultimate location and layout per the alignment study and the direction of the City Council. If Antone Raymus Parkway is selected to be in a location different from what is shown in the Griffin Park Master Plan, the Master Plan shall be amended to address the realignment. If used as Antone Raymus Parkway, the east/west collector includes two lanes in each direction with a median in the middle and streetscape with street trees on both sides. There shall be solid masonry walls (fences) and landscape along the edge of the rights-of-way. There shall be limited intersecting streets which are proposed at Tinnin and S. Main, as well as two neighborhood entry streets between Tinnin and S. Main. A continuous multi-use path shall be provided along one side with standard pedestrian sidewalk on the other. If it is not needed for Antone Raymus Parkway, the east/west collector shall at a minimum meet the requirements of a residential collector.

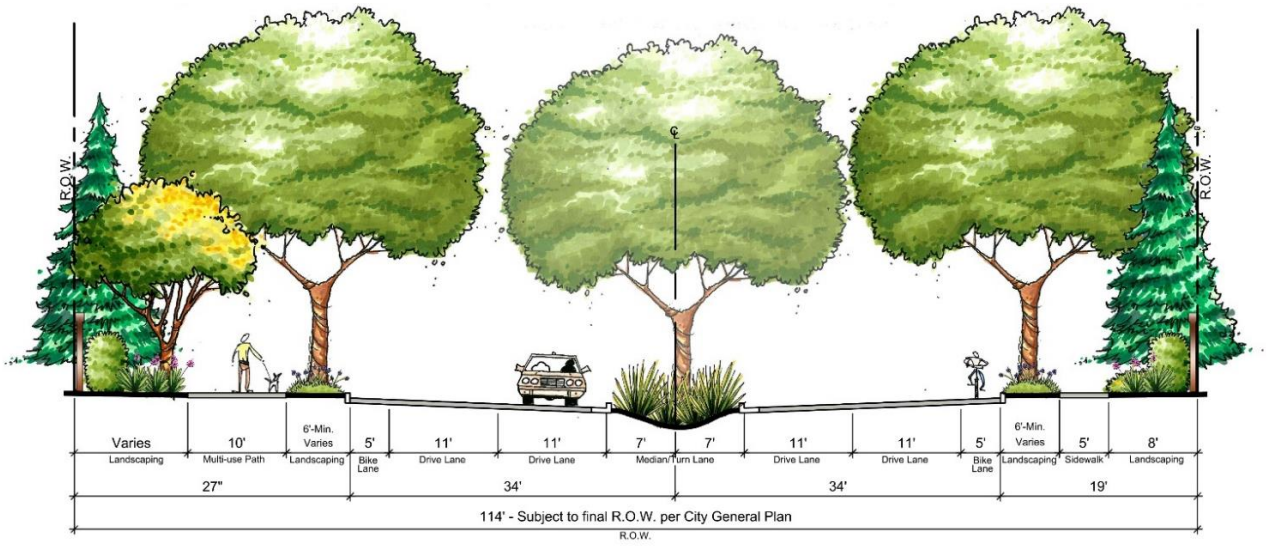


Figure 3.2.1 – **East/West Collector Section**

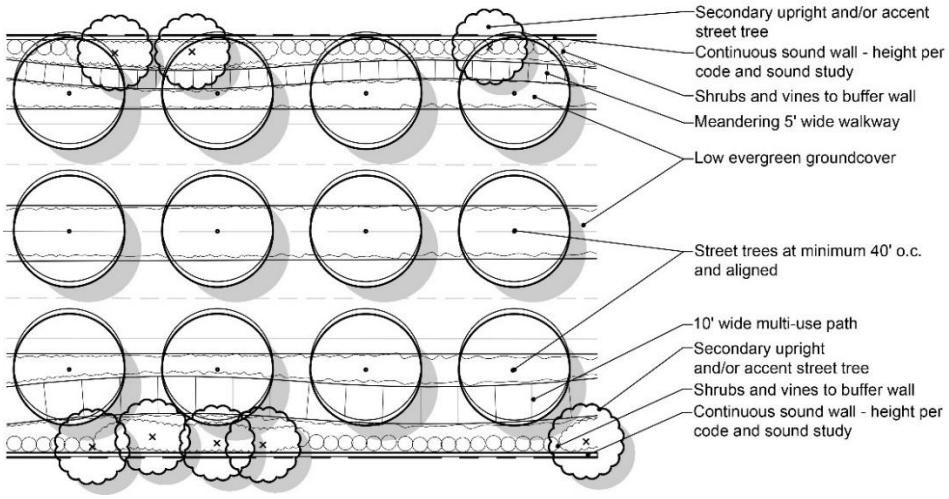


Figure 3.2.2 – **East/West Collector Plan**

South Main Street

S. Main Street shall be widened on the west side per the City General Plan to match the street improvements on the east side (that have already been provided or are in process by other approved plans) and per the requirements of the General Plan. The west side of S. Main St. (Griffin Park side) is to include a continuous north/south class II bike and a separated pedestrian path that also connects to pedestrian circulation within the master plan area.

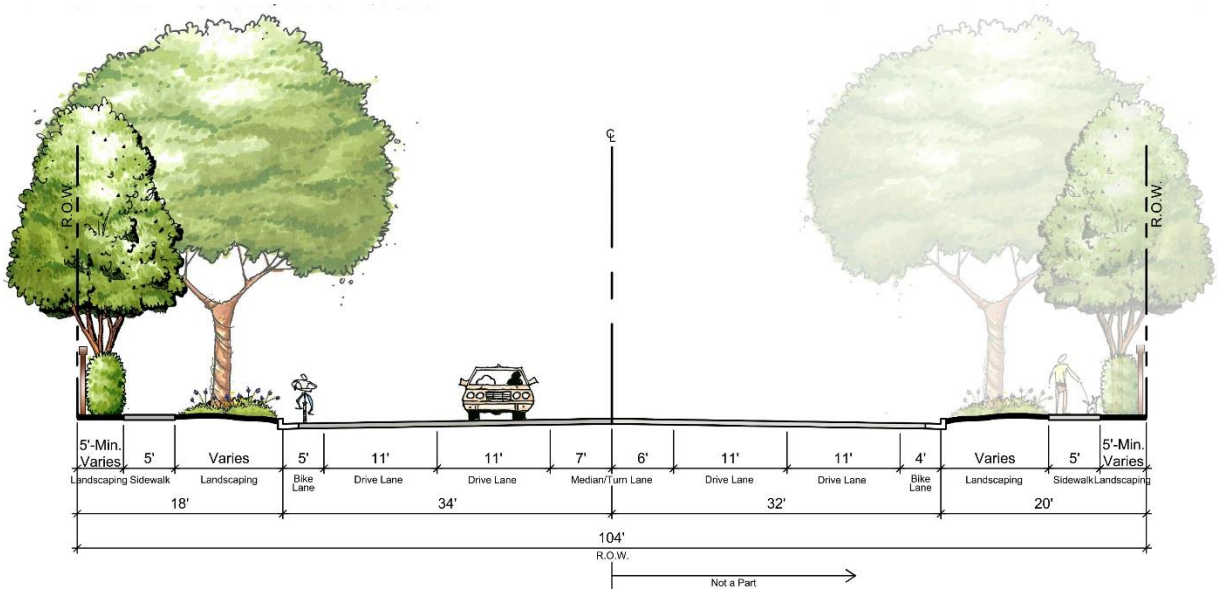


Figure 3.2.3 – **104' South Main Street Section North of the East/West Collector**

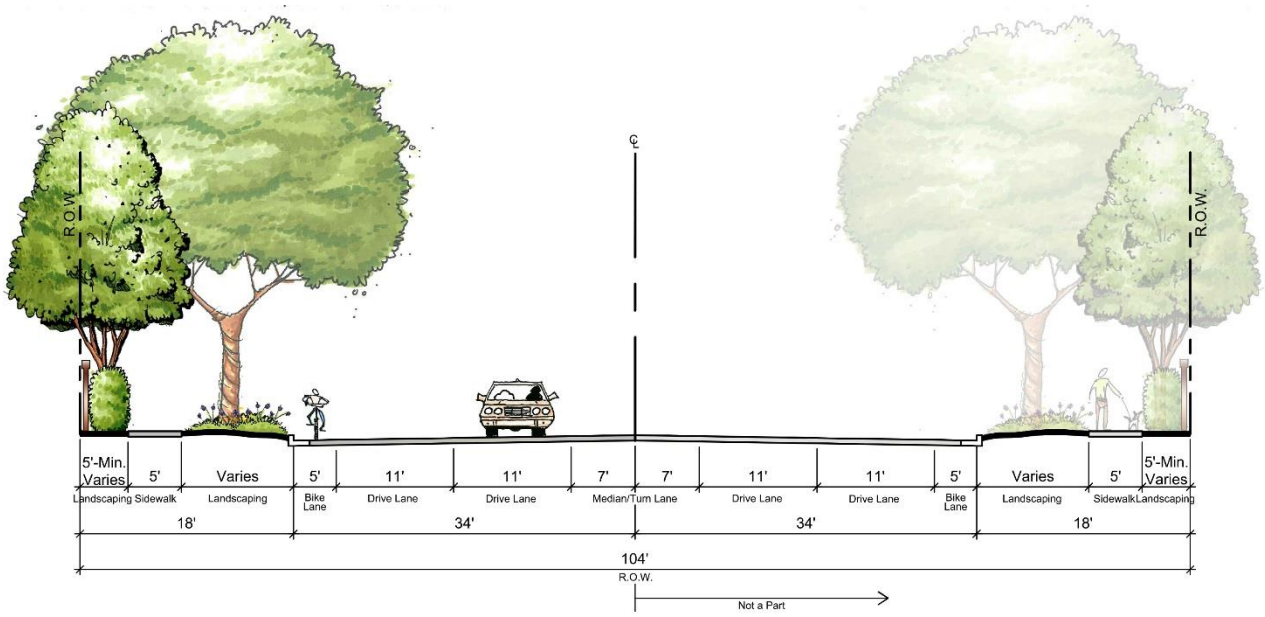


Figure 3.2.4 – **104' South Main Street Section South of the East/West Collector**

Entry Street

The entry streets into Griffin Park off of S. Main St, East/West Collector, and Tinnin Road are wider than the residential collectors and include a landscaped median and landscape sides with solid masonry walls (fences) and no driveway or homes fronting these streets. They provide a transition from the arterials to the residential collectors and residential streets within the master plan area. Wherever possible they line-up with existing streets or line-up across from each other to create four-way intersections. Medians in entry streets are to be a maximum of 150' long as measured from the back of cross walk.

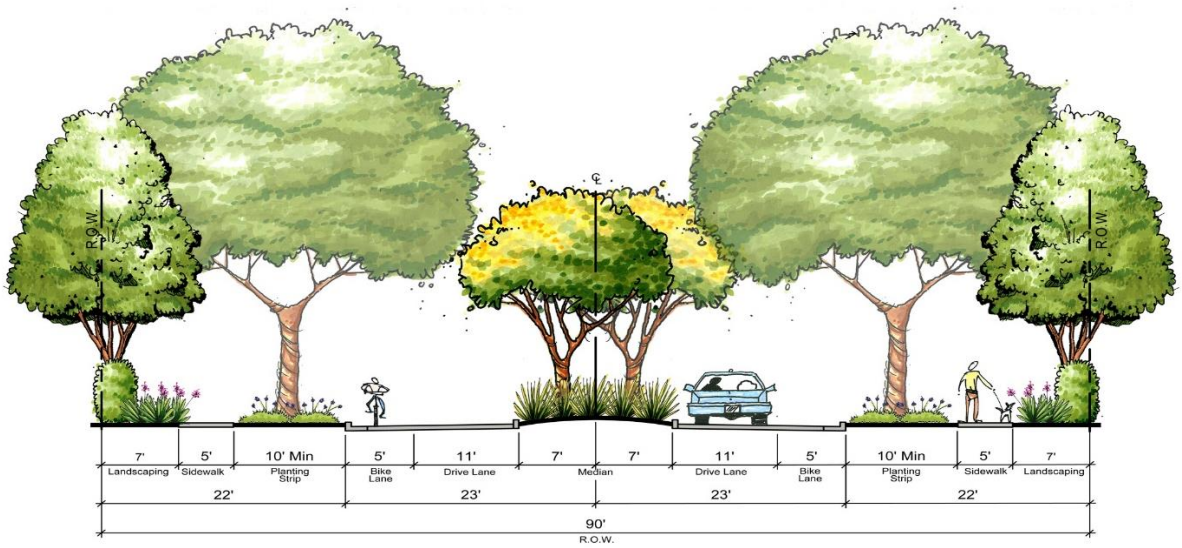


Figure 3.2.5 – **90' Entry Street Section**

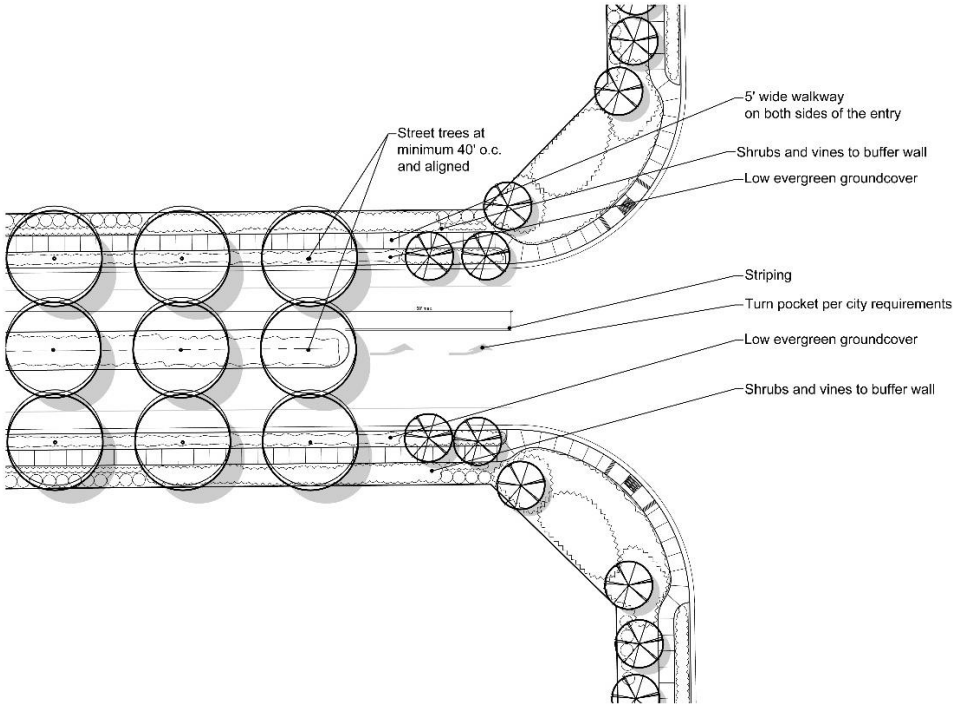


Figure 3.2.6 – **90' Entry Street Plan**

Tinnin Road

Tinnin Road is to remain a two-lane road, but shall include a median and turn lane in the middle for safe access to the entry streets. There are no homes fronting Tinnin and the sides include a continuous solid masonry wall (fence) with pedestrian sidewalks, landscape, and street trees.

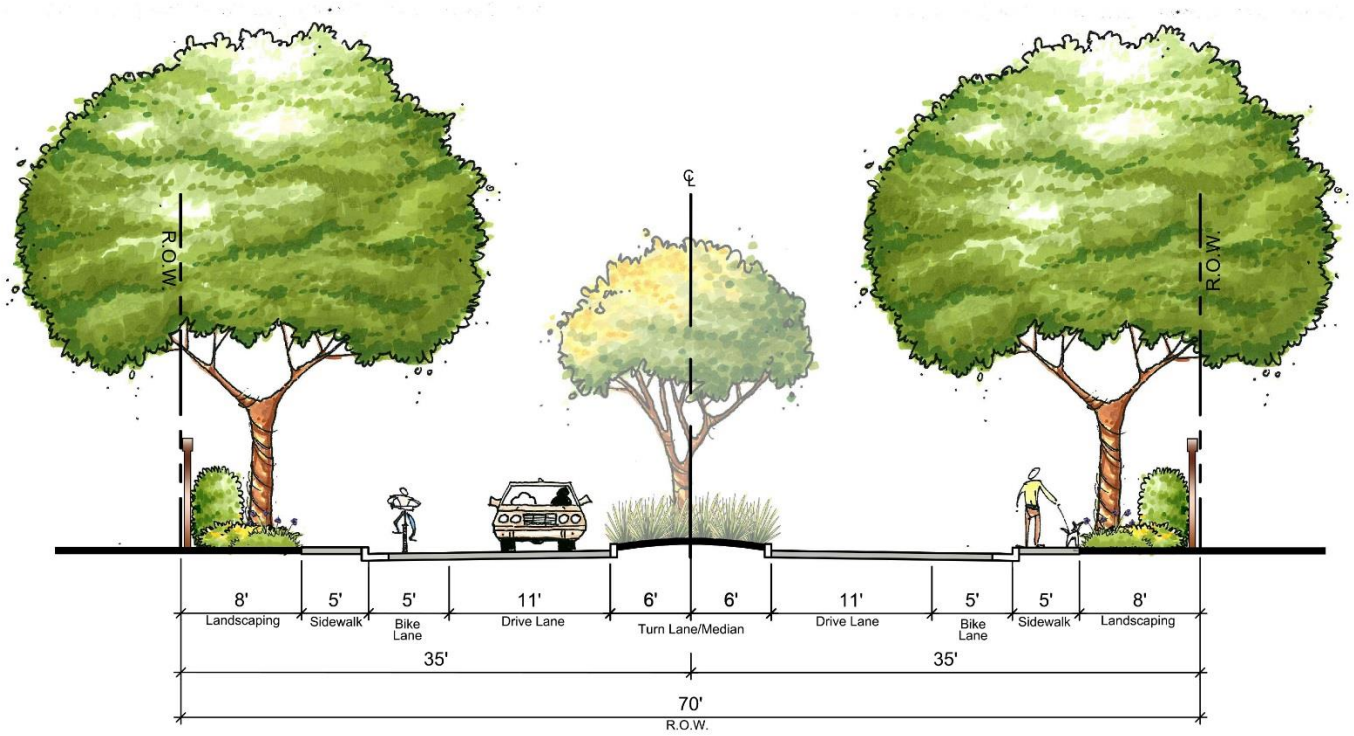


Figure 3.2.7 – **70' Tinnin Road Section**

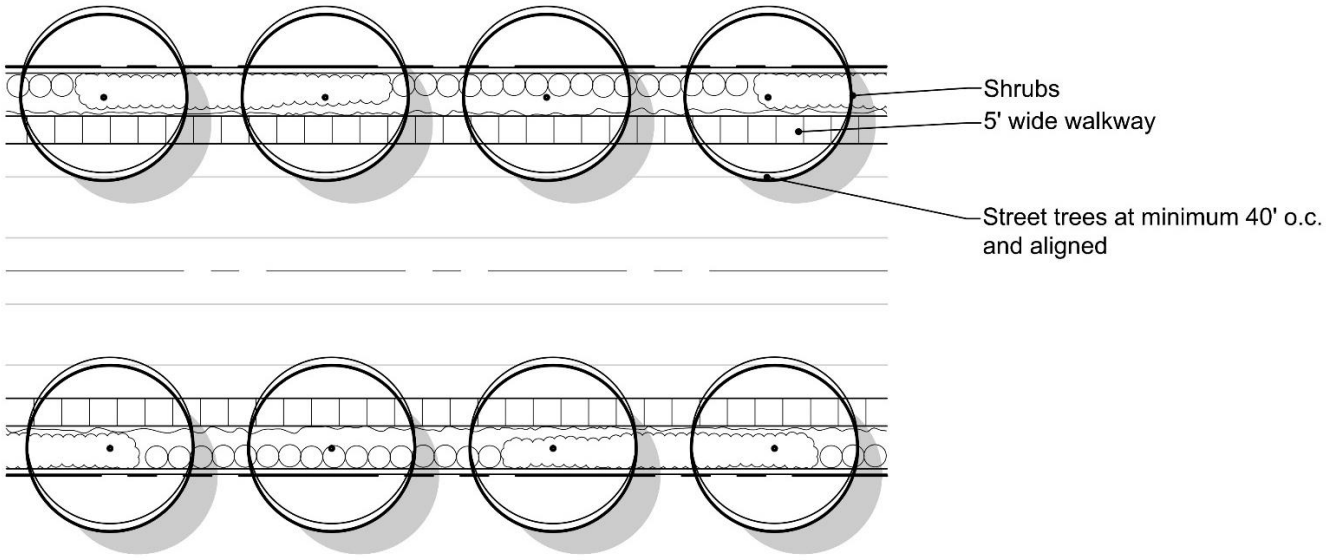


Figure 3.2.8 –70 **Tinnin Road Street Plan**

Residential Collectors

The residential collector streets are two-way streets with one lane in each direction, parking on each side, and separated pedestrian sidewalk with street trees between the curb and sidewalk. Houses and driveways may front along the residential collectors but are to be avoided, if possible, as the residential collectors can also be associated with linear parkways.

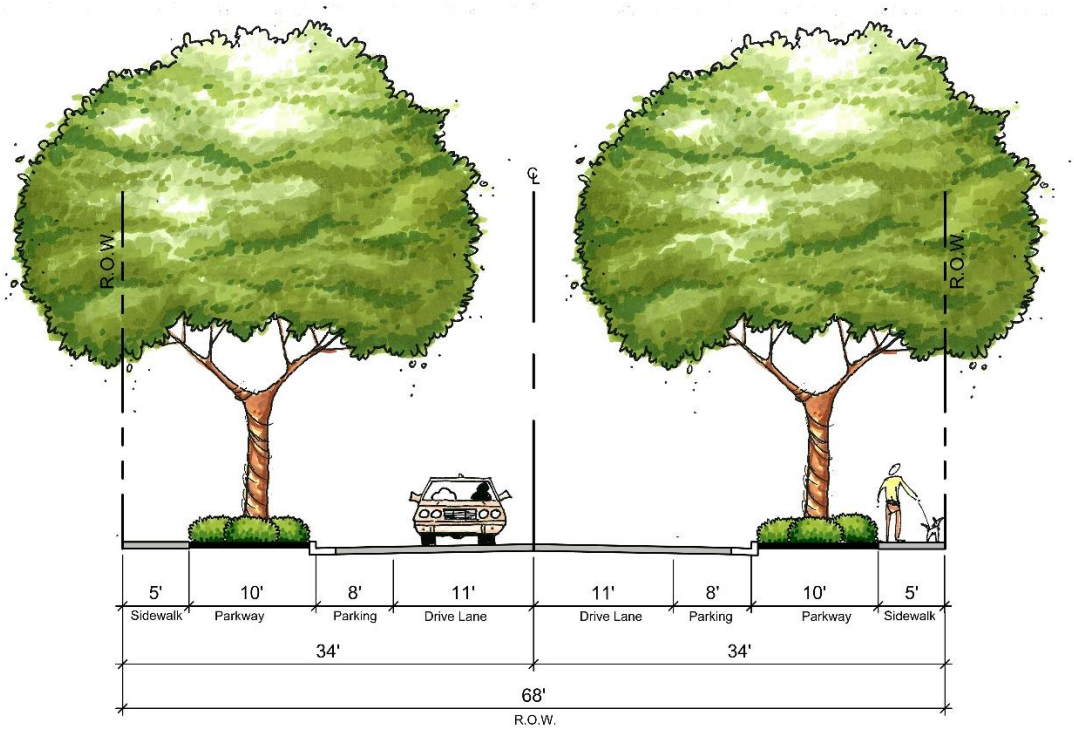


Figure 3.2.9 – **68' Residential Collector Section**

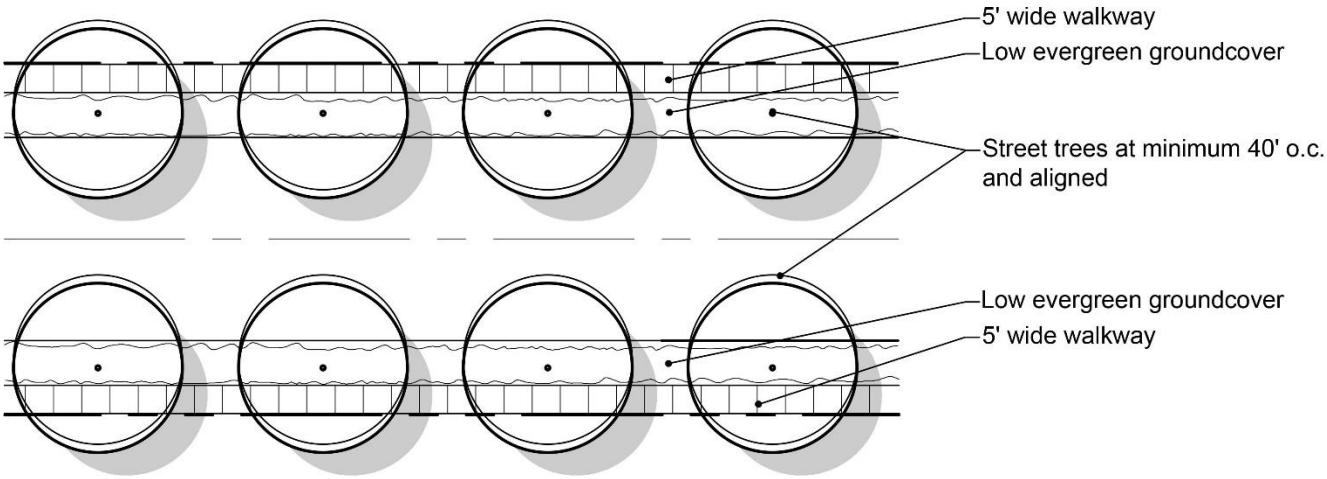


Figure 3.2.10 – **68' Residential Collector Plan**

Residential Streets

The residential streets for standard lots shall be per the Manteca standard residential street cross section. The large lot streets are private streets with the option of a concrete sidewalk on only one side. Private streets within gated subdivisions can eliminate the concrete sidewalk on one side of the street, as allowed by the Americans with Disabilities Act and/or accessibility regulations in place at the time of development. Final sidewalk layout shall be approved by the City of Manteca.

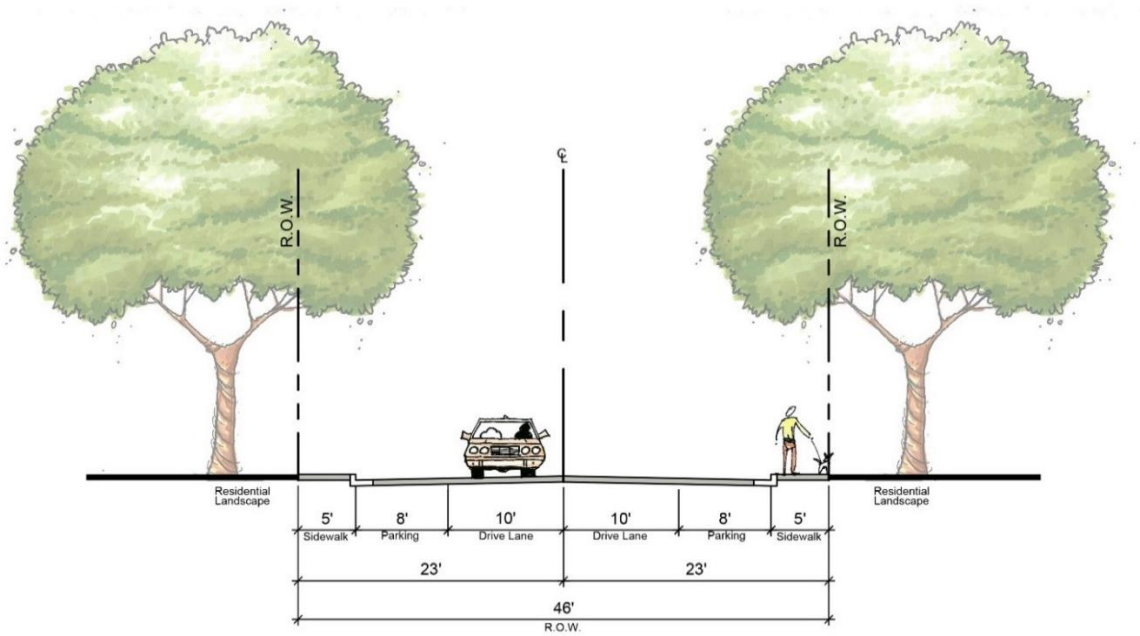


Figure 3.2.11 – **46' Residential Street Section**

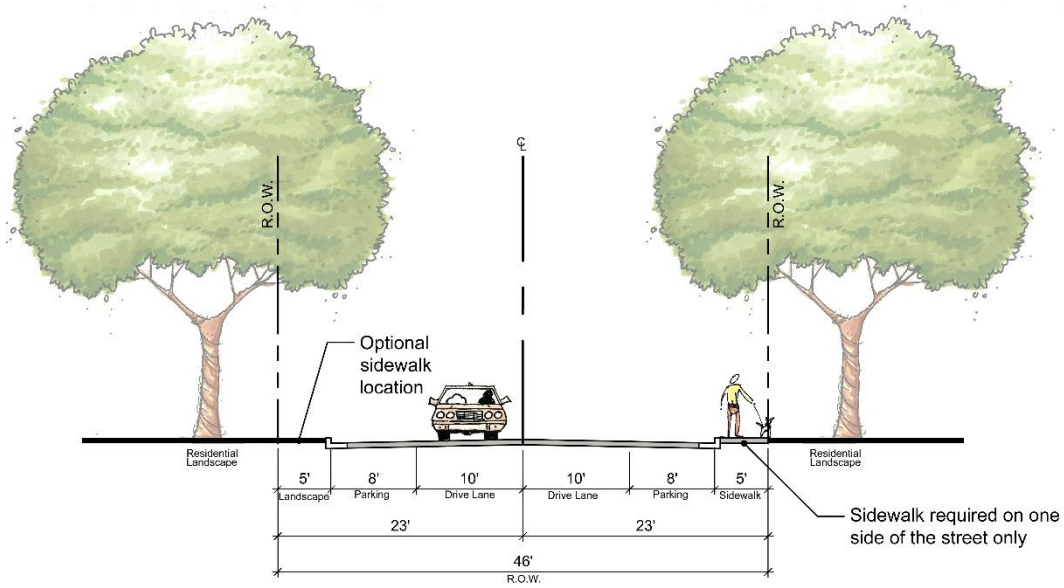


Figure 3.2.12 – **46' Large Lot Street Section**

3.3 Non Vehicular Circulation

Alternate means of circulation is an important part of Griffin Park with the goal of creating a livable and community-oriented plan area that provides opportunities for active and passive recreation for all ages, as well as alternatives to the car for getting around the plan area as well as accessing the remainder of Manteca. Sidewalks, bike paths, parks, and linear parks shall be provided in conjunction with the design of the vehicular circulation to offer a safe, aesthetic, and preferred alternative to reliance on the car. Parks within Griffin Park shall be linked with parkways and/or linear parks and to the surrounding bike paths and multi-use paths to create a network of non-vehicular circulation for the residents of Griffin Park as well as the City of Manteca as a whole. The separated sidewalks and bike paths provide linkages along the arterial streets between Griffin Park and the rest of Manteca. Additionally, multi-use paths, bike paths, linear parks, and sidewalks shall be used within Griffin Park to connect all neighborhoods to the park amenities and to the large scale non-vehicular circulation.

Primary multi-use paths shall:

- Link primary recreation amenities and neighborhoods
- Tie into the existing and proposed sidewalks, bike paths, and multi-use paths per the Bicycle Master Plan and the Manteca General Plan.
- Avoid pedestrian paths crossing vehicular circulation to the greatest extent possible. Where paths must cross streets do so at intersections for safety.
- Avoid crossing driveways. Primary pedestrian paths shall, to the greatest extent possible, be placed in parkways along streets without homes fronting such as the entry streets and along side yards. Occasional driveway crossings, such as one or two driveways between street crossings at limited locations are acceptable.
- Parkway strips separating sidewalks / multi-use paths with shade/street trees shall be provided to the greatest extent possible.
- Include landscape and streets trees to provide a pleasant environment with shade.
- Where possible, it is encouraged to provide pedestrian links from neighborhoods to the arterial streetscapes, such as pathways from cul-de-sacs to arterials. These do not need to accompany street connections, but shall be designed to discourage or disallow vehicles from using these connections.
- All sidewalk and multi-use paths shall be accessible and meet all applicable code requirements, as amended.
- Width shall be appropriate for the anticipated level of traffic with wider pathways provided at key linkages.

Bike Paths shall be provided throughout the plan area and perimeter arterials to:

- Meet the guidelines and direction of the Bicycle Master Plan and the Manteca General Plan
- Provide comprehensive connectivity
- Shall be designed in accordance with City and State code standards, as amended.
- Shall provide for a safe alternative to using a car.

Street sidewalks:

In addition to the primary pedestrian linkages as described above, concrete pedestrian sidewalks shall be provided on at least one side of residential streets to provide the final connection from every home to the non-vehicular circulation network. For the large lot housing neighborhoods with private streets, concrete sidewalks may be provided on only one side of the street.

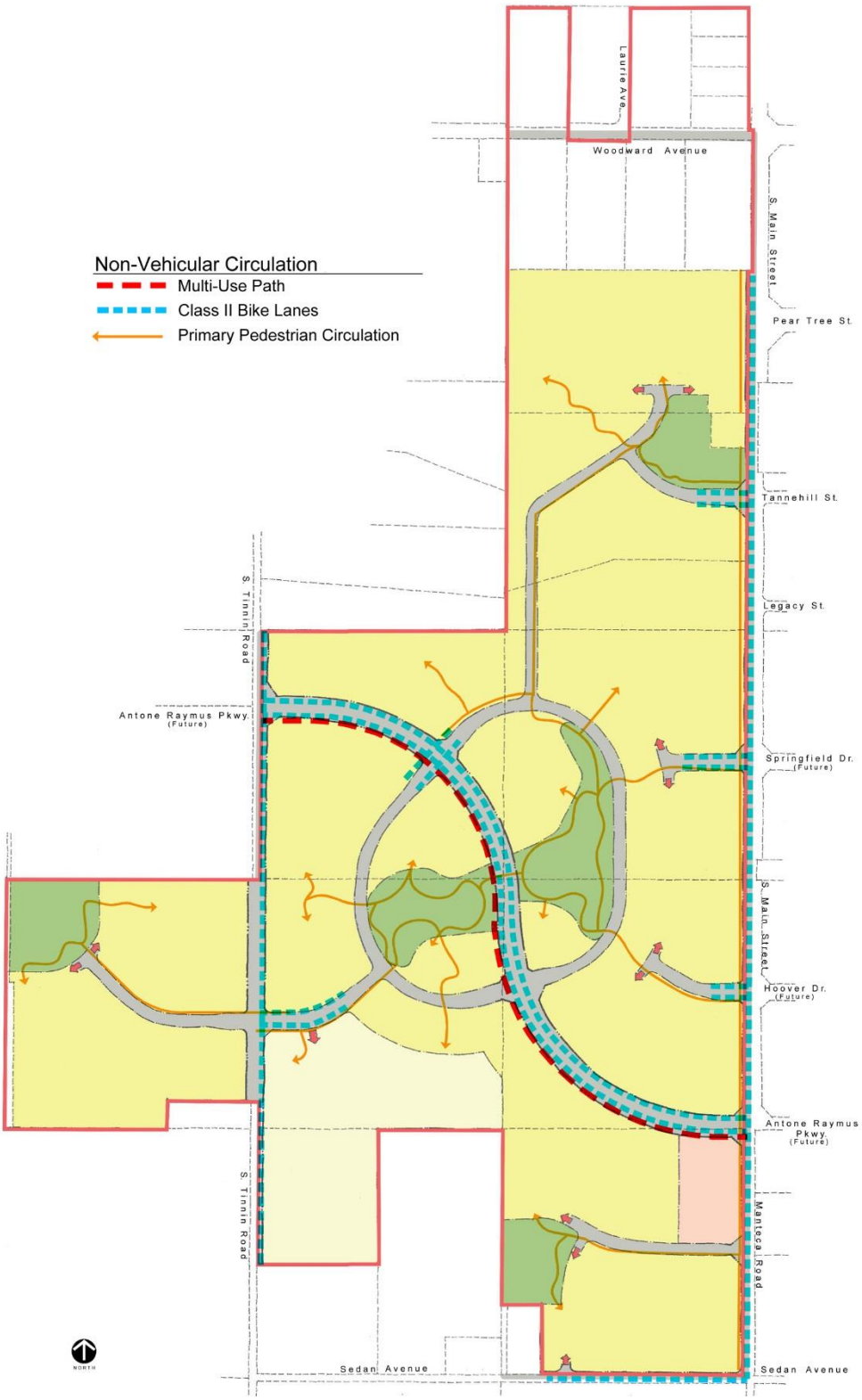


Figure 3.3.0 – **Non Vehicular Circulation Plan**

3.4 Public Transit

Public transit bus stops are to be provided throughout Griffin Park as deemed appropriate by the Transit Authority. The ROW provided on the streets allows for the inclusion of bus stops at locations throughout the Plan Area. Location of stops will be finalized as part of the Mapping process at the direction of the City. Future public transit stops will be predicated on the City of Manteca and their desire to increase the level of service as well as the potential phasing of development. Bus turn-outs will be designed and provided as required by the City consistent with Public Works Standard ST-38 and shall be designed/placed within the framework of the street tree and street light layout/spacing.

Section 4

Design Guidelines



Section 4 - Design Guidelines

4.0 Design Guidelines Introduction

The Griffin Park Design Guidelines provide the framework to ensure high quality and attractive development within Griffin Park Master Plan that reflect the City of Manteca's high standard for quality development, reinforce the sense of community, create livable and walkable neighborhoods with complete streets designed to accommodate motorists, bicyclist and pedestrians, and utilize sustainable best practices. The Design Guidelines are a vital part of the master plan and implementation tool to guide development within the Master Plan area.

The Design Guidelines are structured into three main parts: Residential, Commercial and Landscape.

4.1 RESIDENTIAL GUIDELINES

4.1.1 Residential Site Design

Variation

Diversity and variation in building plans and elevations is important in the development and maintenance of an overall neighborhood character and the creation of place.

Streetscape with varied elevations

- No two houses of the same elevation shall be next to each other.
- Elevations may be repeated on the same block or facing each other on the other side of the street only if they contain different materials and color palette.

Driveways

Driveways that are designed to serve more than two cars in width should incorporate alternative treatment including concrete finishes (salt or broom finishes), concrete banding, pavers, colored concrete, aggregate or brick banding, or other acceptable design elements.

In order to minimize the visual impact driveways have on the street scene, the following design concepts are encouraged where applicable:

- Side-entry driveways allow for the turning of the garage door away from the street
- Single-car aprons at recessed or detached garages are encouraged. "Hollywood" driveways that permit turf or other low groundcover to be planted within the center of the driveway are encouraged, specifically for long driveways.
- Shared or ganged driveways are permitted.
- Different paving treatments to driveways, such as colored concrete, salt, finish, stamped concrete, pavers, insets, or other enhanced driveway material are encouraged.

Hollywood driveway

Side entry garage

Paved driveway

4.1.2 Residential Building Design

Entries, Courtyards & Porches

The entry of a residential dwelling should be articulated as a focal point of the building's front elevation. Architectural features that enhance the entryway include: archways, columns, courtyards, porches, recesses or projections, roof elements, and windows.

Courtyards function as a transition from the public space of the street to the entrance of the home and private outdoor living space. The use of courtyards are encouraged where appropriate to the architectural style of the residence.

The following guidelines apply to entries, courtyards and porches:

- Courtyards should be appropriately located at the front of the entrance or adjacent to the primary living space of the residence.
- Freestanding courtyard walls, when provided, should be finished to match the residence.
- Stone, ceramic tiles, steps, recesses, cutouts, wrought iron accents, or other elements appropriate to the architectural style are encouraged.
- Courtyards should be a minimum of 100 square feet with a minimum dimension of 10 feet in one direction.
- Porches should be a minimum of 6' deep and should be located on the front elevation to enhance the entry where applicable. Porches should be fully covered with a roof, trellis structure, or element of a second floor (e.g. balcony or second story overhang).
- Full front porches and wrap-around porches are encouraged.

Enhanced front porch examples

Garages

Minimizing the visual impact of garage doors on the front elevations will be strongly encouraged. Garages should be designed so they are not the primary focus in the streetscape and will be complementary to the rest of the home design.

Garage design may vary greatly. Acceptable garage forms include front-loaded, rear-loaded, detached, swing-in, shallow-recessed, mid-recessed, deep-recessed, split garages and tandem garages.

The following design guidelines apply to garages:

- Garage doors should be recessed a minimum of 12 inches behind the garage wall plane.
- Front loaded garage elements should not exceed more than 50% of the overall width of the residence in 60' x 100' lots or larger.
- Cut-in windows or other stylized improvements to the garage door façade to help reduce its mass and impact should be encouraged.
- The use of porte-cocheres is encouraged to provide access to front-facing garages while minimizing the visual impact of the garage door. Porte-cocheres provided additional covered parking and can serve as an outdoor private space when not in use as a parking space. Porte-cocheres are appropriately used with mid-recessed, deep-recessed, or detached garages. The height of porte-cocheres, without living space above, should not exceed 18 feet. Porte-cocheres without living space above should be setback at least 5 feet from the side property line if attached to the house, and may be free standing no closer than 6 inches to the home in which case should be setback at least 3 feet from the side property line.

Enhanced split garage

Recessed garage

Recessed garage with porte cochere

Façade

Diversity and variation in building facades and elevations provides neighborhood character and enhances the streetscape. The following design guidelines apply to house facades and exterior elevations:

- Where a single house design is used repeatedly, materials and detailing of major façade elements should be varied.
- Building facades should be articulated by using color, arrangement, or change in materials to emphasize the façade elements.
- The planes of the exterior walls should be varied in height, depth, or direction.
- Design elements and detailing should be continued on facades that face streets. Such design elements should include window treatments, trim detailing, and exterior wall materials.
- Columns and archways should be scaled appropriately to provide a sense of strength and support compatible with the architectural style. Columns and archways should be along the front of the house, facing the street.
- Variation should be provided to avoid visual monotony on long, straight portions of the street through the manipulation of the building elements and massing.
- New housing development should avoid front elevations which mainly consist of rows of garage doors.
- Windows and doors that face the streets should be detailed to add visual interest to the façade unless such treatment would be incompatible with the architectural style of the building.
- The color palette should be selected with the design intent of avoiding monotony while providing balanced variety of color schemes that further enhance visual diversity. A minimum of two (2) color schemes per elevation is required.
- The same color schemes shall not be plotted next to each other.

Use of different material to emphasize elements

Good use of materials, recessed garage, & porch

Recessed garage, shutters and porch

Windows

The following design guidelines apply to window and window treatments:

- Principal window treatments are enhanced windows that create a focal point on the residence. Window treatments add architectural detailing and contribute to the residence's character and architectural style.
- Where appropriate to the architectural styling, front elevations, and rear/side elevations that are visible from side streets should have at least one principal window treatment.
- The use of shutters is an acceptable principal window treatment on visible rear/side elevations when used in conjunction with an enhanced sill or other form of articulation. Principal windows are defined as having one of the following characteristics: recessed window or pop-out surround; an enhanced sill with corresponding roof elements and corbels; decorative shutters; bay window with projection and detailing appropriate to the architectural style of the home; or an overhead trellis element.
- To complement the principal window treatment, all other windows on the front elevation and visible to the street should feature trim surrounds (minimum reveal of 1 inch), headers, or sills.
- Window size and patterns should be based on the architectural style of the home

Stucco pop-outs to enhance

Window with awning

Enhance architectural window feature

Materials

The front facades of homes should incorporate detail elements that are consistent with the architectural style of the home.

The following design guidelines apply to house materials:

- Detail elements may include shutters, enhanced window sills, decorative wood and iron railings, or decorative grille work.
- Building materials complement the building form and define the architectural style of a residence. Craftsmanship should be accentuated through the use of quality building materials. Building materials should use high quality, durable materials such as siding, textured/finished stucco, brick and stone.
- Building materials should be appropriate in their use and application, and should be consistent with the home's architecture. Surface treatments and materials should appear as part of the design (and not an add-on, tacked on or otherwise inappropriately placed).

Varied materials provides nice streetscape

Colors

Color schemes complement the character and architectural style of the building while providing a distinctive streetscape.

The following design guidelines apply to house colors:

- Color palettes should avoid monotony and provide a variety of schemes that will promote visual diversity.
- The color palette for homes should be comprised of two or more complementary options that provide a base color, trim color, and accent color.
- Within neighborhoods, color schemes should appropriately reflect the style of a home and variation on the colors of homes on a block should be encouraged.
- Gloss paints are strongly discouraged on the body of the house.

Use of different colors to add interest

Massing

Variation in building form provides diversity and visual interest to the neighborhood street scene.

The following design guides apply to building massing:

- Houses should use staggered building wall planes (particularly on front elevations and rear and side elevations that face a street) to add dimension to the building.
- Projections and recesses should be applied to provide shadow and depth.
- Combinations of one- and two-story elements are encouraged to vary mass and enhance building articulation.
- The use of single-story elements on front elevations are encouraged to enhance pedestrian scale of residential areas.
- Two-story dwelling units should include a substantial single story element adjacent to major collector or arterial streets or on corner lots to give a lower, more human scale at the edge of the street and corners.

Variation in building massing adds visual interest

Roofs

Roof treatments should be consistent with the architectural style of the building.

The following design guidelines apply to roofs:

Variation in roof forms

- Roofs in residential neighborhoods should be varied and may include gables, cross-gables, sheds, hips, or a combination of these roof forms.
- All buildings should have a variation in roof lines, ridge heights, roof forms, and direction of gables.
- Gutters and downspouts may function as architectural elements, and should be designed with the architecture of the home.
- Exposed gutters and downspouts should be colored to match or compliment the surface to which they are attached.
- Roof materials may include concrete shake, Spanish tile, or architectural grade composition shingles. Metal roofing materials are encouraged when appropriate to an architectural style.

Mechanical Equipment

The following design guidelines apply to mechanical equipment:

- Mechanical equipment, such as air conditioners, heaters, evaporative coolers and other such devices are not permitted to be mounted on any roof visible from public right of way.
- All mechanical equipment should be located in the side yard or in the rear yard when the side yard is less than 5 feet wide.
- Mechanical devices, such as exhaust fans, vents, and pipes should be located on the rear side of roof ridges, when possible, and painted to match adjacent roof structures.
- All mechanical equipment should be screened from public view in a manner that is compatible with the architectural style of the residence such as with landscaping, fencing, or walls.
- Downspouts or rain water leaders should be located on the inside corners of the structure.

4.2 Commercial Guidelines

4.2.1 Commercial Site Design

Building location, orientation, and parking layout in the Griffin Park commercial zone will have a large impact on overall character and quality of the experience of users. The following guidelines aim to promote and accessible and pedestrian friendly commercial design.

- Clearly defined pedestrian pathways should be provided between parking lots/areas and building entrances.
- To provide for desirable streetscape, it is highly encouraged to place commercial buildings along the street and to place parking behind to the sides of commercial buildings.
- Multi-building complexes should provide accessible pedestrian linkages for easy connectivity and walkability between building entrances.
- Main vehicle entries and lot corners are encouraged to be framed by buildings to create a sense of arrival and for easier pedestrian connections from the buildings to the street.
- Loading areas shall be screened with landscaping, berms, or screen walls when facing public streets or residential zones. Loading areas should located away from public areas when possible

4.2.2 Commercial Building Design

Entrances

- Building entrances should be easily identifiable within the overall building design to give a clear visual cue for pedestrians seeking access.
- The primary entrance of the building should provide protection from the weather and may be articulated with a combination of architectural techniques such as projections, awnings, canopies, overhangs, and/or enhance landscaping.

Facades

- Architectural details such as awnings, trellises, and canopies should be incorporated to offer building articulation and visually interesting design.
- Awnings, trellis and canopies should be used on restaurant buildings to encourage the placement of outdoor dining areas.
- Main building facades should be oriented in a way that creates optimal visibility from the public street.
- It is encouraged to break up large surfaces and add interest to a building with architectural detailing; cornices, reveals, awnings, score lines, colors, and shapes. These elements can be repeated in a fashion that creates architectural rhythm that offers visual interest.
- All building sides should be designed with a high level of detailing and quality materials that are durable and graffiti resistant.
- Materials and colors palette should be comprised of three or more complementary options that provide a base, trim and accent.
- Building materials should be appropriate to the architectural style of the building.

Massing

- Building mass should be appropriate to the site and its surroundings so that no building dominates and creates an inharmonious space.
- Building proportions should be oriented toward the main public street or entry corners to articulate street interface.

Roofs

- Roof forms should be complementary to the building style
- Roof parapets should be variegated and articulated to help provide interesting roofscapes.
- HVAC and other rooftop utilities and equipment shall be screened from public view.

Screening and Utilities

- Service doors, loading areas, and parking areas shall be screened by landscaping and designed screening elements.
- Trash enclosures should be designed to complement the architectural style.
- Enclosure walls and fence material should be opaque to obstruct views of the waste management receptacles.
- Trash enclosures shall be designed and constructed to an appropriate height to cover waste management receptacles.

Energy Efficiency

- All buildings within Griffin Park should be designed to conserve energy as required by the State of California. Among methods that should be considered are:
- Passive Solar Design: Thermal masses to absorb winter sun energy, roof overhangs, and carefully placed deciduous trees to provide summer shade;
- Active solar design: solar collectors to heat water or photo voltaic cells to generate electricity;
- Energy efficient mechanical equipment for heating and cooling;
- Operable windows in commercial buildings to reduce reliance on mechanical ventilation;
- Thermal rated glazing, including reflective coatings to reduce heat loan in the summer;
- Utilization of Energy Star rated appliances.

4.3 Summary of Design Guidelines

4.3.1 Required Residential Design Elements

The following Table provides a summary table of the "required" design elements for residential development within the Griffin Park Master Plan.

Required Residential Site Design	
Variation	No two houses of the same elevation shall be next to each other.
Variation	Elevations may be repeated on the same block or facing each other on the other side of the street only if they contain different materials and color palette
Required Residential Building Design	
Façade	New housing development shall avoid front elevations which mainly consist of rows of garage doors.
Façade	The same color schemes shall not be plotted next to each other.
Mechanical Equipment	Air conditioners, heaters, evaporative coolers and other such devices are not permitted to be mounted on any roof visible from a public right of way.

4.3.2 Recommended & Encouraged Residential Design Elements

The following Table provides a summary table of the recommended and encourage design elements for residential development within the Griffin Park Master Plan.

Recommended and Encouraged Residential Site Design	
Driveways	Driveways that are designed to serve more than two cars in width should incorporate alternative treatment including concrete finishes (salt or broom finishes), concrete banding, pavers, colored concrete, aggregate or brick banding, or other acceptable design elements. In order to minimize the visual impact driveways have on the street scene, the following design concepts are encouraged where applicable: ▪ Side-entry driveways allow for the turning of the garage door away from the street ▪ Single-car aprons at recessed or detached garages are encouraged. “Hollywood” driveways that permit turf or other low groundcover to be planted within the center of the driveway are encouraged, specifically for long driveways. ▪ Shared or ganged driveways are permitted. ▪ Different paving treatments to driveways, such as colored concrete, salt, finish, stamped concrete, pavers, insets, or other enhanced driveway material are encouraged.
Recommended and Encouraged Residential Building Design	
Entries, Courtyards & Porches	The entry of a residential dwelling should be articulated as a focal point of the building’s front elevation. Architectural features that enhance the entryway include: archways, columns, courtyards, porches, recesses or projections, roof elements, and windows. ▪ The use of courtyards is encouraged where appropriate to the architectural style of the residence. Courtyards should be appropriately located at the front of the entrance or adjacent to the primary living space of the residence. ▪ Freestanding courtyard walls, when provided, should be finished to match the residence. ▪ Stone, ceramic tiles, steps, recesses, cutouts, wrought iron accents, or other elements appropriate to the architectural style are encouraged. ▪ Courtyards should be a minimum of 100 square feet with a minimum dimension of 10 feet in one direction. Porches should be a minimum of 6’ deep and should be located on the front elevation to enhance the entry where applicable. Porches should be fully covered with a roof, trellis structure, or element of a second floor (e.g. balcony or second story overhang). Full front porches and wrap-around porches are encouraged.
Garages	Minimizing the visual impact of garage doors on the front elevations will be strongly encouraged. Garages should be designed so they are not the primary focus in the streetscape and will be complementary to the rest of the home design.

	Garage design may vary greatly. Acceptable garage forms include front-loaded, rear-loaded, detached, swing-in, shallow-recessed, mid-recessed, deep-recessed, split garages and tandem garages. The following design guidelines apply to garages: ▪ Garage doors should be recessed a minimum of 12 inches behind the garage wall plane. ▪ Front loaded garage elements should not exceed more than 50% of the overall width of the residence in 60' x 100' lots or larger. ▪ Cut-in windows or other stylized improvements to the garage door façade to help reduce its mass and impact should be encouraged. ▪ The use of porte-cocheres is encouraged to provide access to front-facing garages while minimizing the visual impact of the garage door. Porte-cocheres provided additional covered parking and can serve as an outdoor private space when not in use as a parking space. Porte-cocheres are appropriately used with mid-recessed, deep-recessed, or detached garages. The height of porte-cocheres, without living space above, should not exceed 18 feet. Porte-cocheres without living space above should be setback at least 5 feet from the side property line if attached to the house, and may be free standing no closer than 6 inches to the home in which case should be setback at least 3 feet from the side property line..
Facade Facade	▪ Where a single house design is used repeatedly, materials and detailing of major façade elements should be varied. Building facades should be articulated by using color, arrangement, or change in materials to emphasize the façade elements. The planes of the exterior walls should be varied in height, depth, or direction. ▪ Design elements and detailing should be continued on facades that face streets. Such design elements should include window treatments, trim detailing, and exterior wall materials. ▪ Columns and archways should be scaled appropriately to provide a sense of strength and support compatible with the architectural style. Columns and archways should be along the front of the house, facing the street. ▪ Variation should be provided to avoid visual monotony on long, straight portions of the street through the manipulation of the building elements and massing. ▪ New housing development should avoid front elevations which mainly consist of rows of garage doors. ▪ Windows and doors that face the streets should be detailed to add visual interest to the façade unless such treatment would be incompatible with the architectural style of the building. ▪ The color palette should be selected with the design intent of avoiding monotony while providing balanced variety of color schemes that further enhance visual diversity. A minimum of two (2) color schemes per elevation is required.

Windows	▪ Principal window treatments are enhanced windows that create a focal point on the residence. Window treatments add architectural detailing and contribute to the residence's character and architectural style. ▪ Where appropriate to the architectural styling, front elevations and rear/side elevations that are visible from side streets should have at least one principal window treatment. ▪ The use of shutters is an acceptable principal window treatment on visible rear/side elevations when used in conjunction with an enhanced sill or other form of articulation. Principal windows are defined as having one of the following characteristics: recessed window or pop-out surround; an enhanced sill with corresponding roof elements and corbels; decorative shutters; bay window with projection and detailing appropriate to the architectural style of the home; or an overhead trellis element. To complement the principal window treatment, all other windows on the front elevation and visible to the street should feature trim surrounds (minimum reveal of 1 inch), headers, or sills. ▪ Window size and patterns should be based on the architectural style of the home.
Materials Materials	▪ Detail elements may include shutters, enhanced window sills, decorative wood and iron railings, or decorative grille work. ▪ Building materials complement the building form and define the architectural style of a residence. Craftsmanship should be accentuated through the use of quality building materials. Building materials should use high quality, durable materials such as siding, textured/finished stucco, brick and stone. ▪ Building materials should be appropriate in their use and application, and should be consistent with the home's architecture. Surface treatments and materials should appear as part of the design (and not an add-on, tacked on or otherwise inappropriately placed).
Colors	▪ Color palettes should avoid monotony and provide a variety of schemes that will promote visual diversity. ▪ The color palette for homes should be comprised of two or more complementary options that provide a base color, trim color, and accent color. ▪ Within neighborhoods, color schemes should appropriately reflect the style of a home and variation on the colors of homes on a block should be encouraged. ▪ Gloss paints are strongly discouraged on the body of the house.
Massing	▪ Houses should use staggered building wall planes (particularly on front elevations and rear and side elevations that face a street) to add dimension to the building. ▪ Projections and recesses should be applied to provide shadow and depth. ▪ Combinations of one- and two-story elements are encouraged to vary mass and enhance building articulation.

	▪ The use of single-story elements on front elevations are encouraged to enhance pedestrian scale of residential areas. ▪ Two-story dwelling units should include a substantial single story element adjacent to major collector or arterial streets or on corner lots to give a lower, more human scale at the edge of the street and corners.
Roofs	▪ Roofs in residential neighborhoods should be varied and may include gables, cross-gables, sheds, hips, or a combination of these roof forms. ▪ All buildings should have a variation in roof lines, ridge heights, roof forms, and direction of gables. ▪ Gutters and downspouts may function as architectural elements, and should be designed with the architecture of the home. ▪ Exposed gutters and downspouts should be colored to match or compliment the surface to which they are attached. ▪ Roof materials may include concrete shake, Spanish tile, or architectural grade composition shingles. Metal roofings are encouraged when appropriate to an architectural style.
Mechanical Equipment	▪ All mechanical equipment should be located in the side yard or in the rear yard when the side yard is less than 5 feet wide. ▪ Mechanical devices, such as exhaust fans, vents, and pipes should be located on the rear side of roof ridges, when possible, and painted to match adjacent roof structures. ▪ All mechanical equipment should be screened from public view in a manner that is compatible with the architectural style of the residence such as with landscaping, fencing, or walls. ▪ Downspouts or rain water leaders should be located on the inside corners of the structure.

4.3.3 Required Commercial Design Elements

The following Table provides a summary table of the required design elements for commercial development within the Griffin Park Master Plan.

Required Commercial Site Design	
Loading Areas	Loading areas shall be screened with landscaping, berms, or screen walls when facing public streets or residential zones.
Required Commercial Building Design	
Roofs	HVAC and other rooftop utilities and equipment shall be screened from public view.
Screening and Utilities	Service doors, loading areas, and parking areas shall be screened by landscaping and designed screening elements. Trash enclosures shall be designed and constructed to an appropriate height to cover waste management receptacles.

4.3.4 Recommended & Encouraged Commercial Design Elements

The following Table provides a summary table of the recommended and encouraged design elements for commercial development within the Griffin Park Master Plan.

Recommended & Encouraged Commercial Site Design	
Building location, orientation and parking	▪ Clearly defined pedestrian pathways should be provided between parking lots/areas and building entrances ▪ To provide for desirable streetscape, it is highly encouraged to place commercial buildings along the street and to place parking behind to the sides of commercial buildings. ▪ Multi-building complexes should provide accessible pedestrian linkages for easy connectivity and walkability between building entrances. ▪ Main vehicle entries and lot corners are encouraged to be framed by buildings to create a sense of arrival and for easier pedestrian connections from the buildings to the street.
Recommended & Encouraged Commercial Building Design	
Entrances	▪ Building entrances should be easily identifiable within the overall building design to give a clear visual cue for pedestrians seeking access. ▪ The primary entrance of the building should provide protection from the weather and may be articulated with a combination of architectural techniques such as projections, awnings, canopies, overhangs, and/or enhance landscaping.
Facades	▪ Architectural details such as awnings, trellises, and canopies should be incorporated to offer building articulation and visually interesting design. ▪ Awnings, trellis and canopies should be used on restaurant buildings to encourage the placement of outdoor dining areas. ▪ Main building facades should be oriented in a way that creates optimal visibility from the public street. ▪ It is encouraged to break up large surfaces and add interest to a building with architectural detailing; cornices, reveals, awnings, score lines, colors, and shapes. These elements can be repeated in a fashion that creates architectural rhythm that offers visual interest. ▪ All building sides should be designed with a high level of detailing and quality materials that are durable and graffiti resistant. ▪ Materials and colors palette should be comprised of three or more complementary options that provide a base, trim and accent. ▪ Building materials should be appropriate to the architectural style of the building.
Massing	▪ Building mass should be appropriate to the site and its surroundings so that no building dominates and creates an inharmonious space. ▪ Building proportions should be oriented toward the main public street or entry corners to articulate street interface.

Roofs	▪ Roof forms should be complementary to the building style. ▪ Roof parapets should be variegated and articulated to help provide interesting roofscapes.
Screening and Utilities	▪ Service doors, loading areas, and parking areas shall be screened by landscaping and designed screening elements. ▪ Trash enclosures should be designed to complement the architectural style. ▪ Enclosure walls and fence material should be opaque to obstruct views of the waste management receptacles.
Energy Efficiency	▪ All buildings within Griffin Park should be designed to conserve energy as required by the State of California. Among methods that should be considered are: ▪ Passive Solar Design: Thermal masses to absorb winter sun energy, roof overhangs, and carefully placed deciduous trees to provide summer shade; ▪ Active solar design: solar collectors to heat water or photo voltaic cells to generate electricity; ▪ Energy efficient mechanical equipment for heating and cooling; ▪ Operable windows in commercial buildings to reduce reliance on mechanical ventilation; ▪ Thermal rated glazing, including reflective coatings to reduce heat loan in the summer; ▪ Utilization of Energy Star rated appliances.

Section 5

Landscape, Park, and Open Space



Section 5 - Landscape, Park, and Open Space

5.0 Landscape Vision Statement

The open space portion of the master plan area is a critical component for creating the livable and functional community and neighborhoods, and sets the character and style of the master plan area. Open space shall be integrated throughout the plan area to provide recreational opportunities, aesthetic value, protection of non-vehicular pathways, and offer pleasant locations for non-vehicular pathways. The open space will be landscaped with regionally appropriate plantings grouped towards similar water needs.

Open space in Griffin Park consists of:

- Parks and dual-use park basins
- Neighborhood park play areas
- Linear parks and parkways
- Streetscape

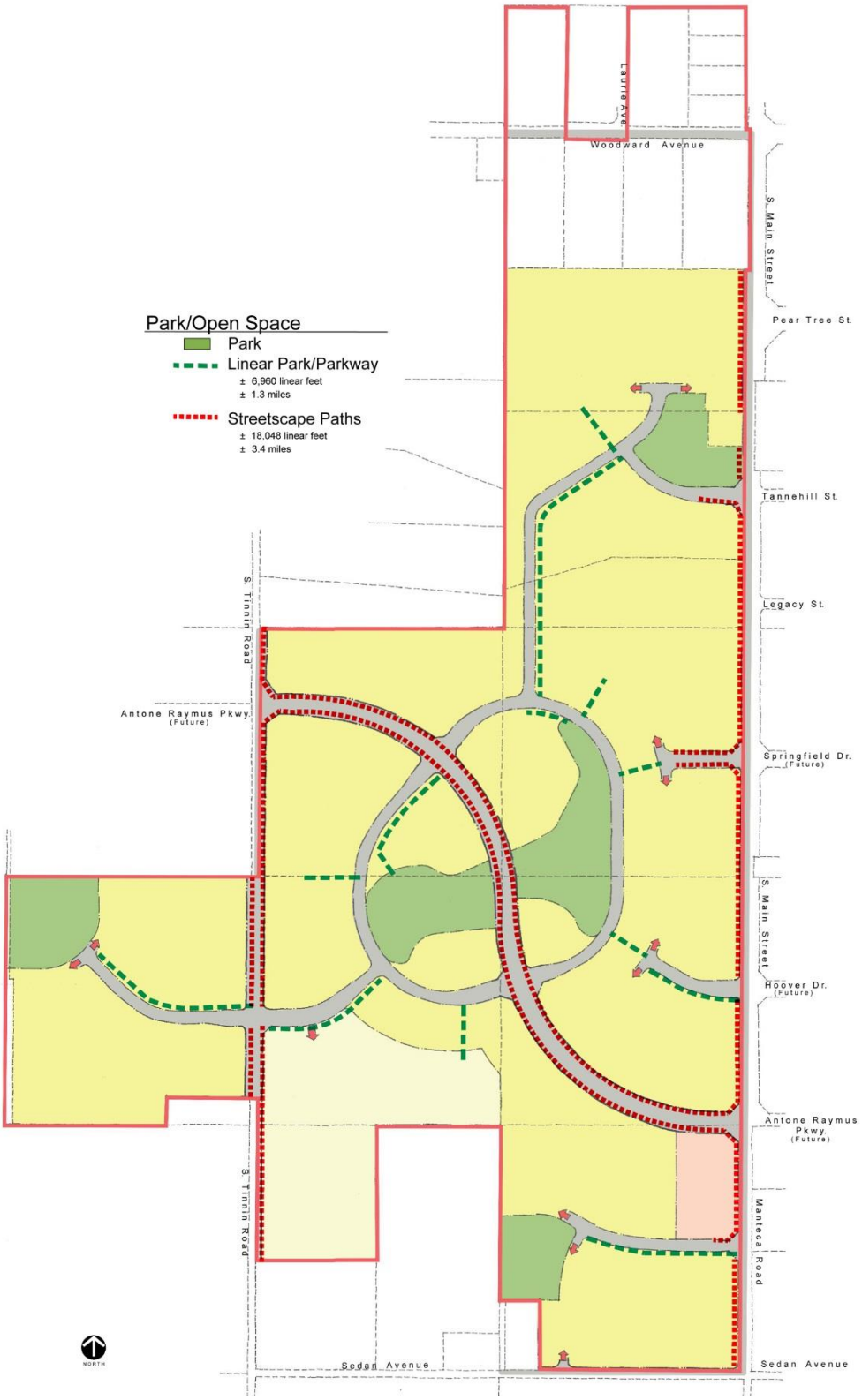


Figure 5.0.0 – **Landscape Concept Plan**

5.1 Parks

Overall park description and concepts

Goals

- Dual-use recreation with storm water retention and filtration.
- Maximize recreation opportunities for residents through the use of passive and active recreation opportunities
- Provide a network of parkways, linear parks, and separated sidewalks along streets (pedestrian-oriented streetscapes) to link various parks, open space, and neighborhoods within the plan area.
- Provide ease of access from all homes to the park and parkway network.
- Pedestrian connections to minimize crossings of non-residential streets.
- Park space shall be provided within 2500' of each home within the plan area.
- Sidewalks, paths, and trails are to be located above high water levels. Walks may dip below and into the high water level if there is a conveniently located alternate route that remains above the water level.
- There is to be a variety of play/exercise opportunities for all residents. All facilities are to be compliant with ADA and current codes at the time of installation.
- Parks or portions of parks shall offer different amenities or types of amenities to create a network of recreation opportunities so to avoid duplication of the same type facilities at each of the park play areas.

Irrigation

- All parks are to be irrigated with irrigation wells. This does not include linear parks or parkways that cannot be easily connected to parks. To the greatest extent feasible the adjacent parkways, streetscape, and open space areas shall be irrigated using water supplied by the park irrigation wells. Landscape connections to domestic water is discouraged and is only to be used if it is not feasible to connect to a park irrigation well per the determination of the Parks Department Director.
- Parks, linear parks, and parkways are to be designed in compliance with the most current version of the Parks Master Plan and Public Works requirements.
- All landscape irrigation is to be installed with non-potable components.
- There is to be connection from all irrigation systems to the non-potable water service provided in the street (see Section 6.4). This connection is to be provided per the requirements of the City Water Dept. with a valve whether the irrigation is provided by a well or not. In the future, when the non-potable system is charged by the City, the irrigation will be provided by the non-potable water system with the irrigation well remaining as a back-up service only. There shall be no direct connection between domestic water supplied irrigation and the non-potable connection. There must be an air gap.
- Irrigation shall be designed to maximize efficiency and meet the requirements of the City Parks Maintenance Dept.

Landscape

- In order to reduce water consumption, the use of lawn grass is to be allocated for active use recreation areas and the immediate surrounding areas and access. Use non-grass and lower water using plants for perimeter and non-recreation areas.
- Trees are to be selected that are hardy to the climate and the intended use, have similar water use requirements as the groundcover planting, and do not require excessive maintenance.
- Plant species are to be selected that are sized and spaced appropriately for the space that they are to be planted. Once mature they should not require more than 25% of their full size to be pruned in order to maintain the desired size.
- Non irrigated ground covering is encouraged to further reduce water demand. However, non-planted areas are to be integrally designed with the landscape and are to use appropriate materials such as DG, gravel, cobble, boulders, etc. Large areas of bark with no plants is not allowed unless it serves a specific and justifiable purpose.
- There is to be a variety of plant species to provide layers of landscape with a variety of leaf color, form, and texture. Use of bunch grasses, groundcover, shrubs, and vines are to be used creatively to provide for functional, easy-to-maintain, and aesthetically pleasing landscape areas.
- Walls are to be planted with vines to discourage graffiti.

5.2 Central Park

Description of central park and dual usage as basin park (filtration)

The Central Park has been specifically located in the most centrally located portion of the plan area to provide open space and recreation opportunities to the entire plan area. The park has been woven into the surrounding neighborhood and street circulation to maximize resident's access to the park. Parkways and pedestrian-oriented streetscapes radiate out from the Central Park to provide convenient access from neighborhoods to the park and to link other parks and pedestrian circulation into a network on walkable spaces to tie the recreational opportunities of the plan area.

List of requirements for central park

- Dual-use basin - storm water retention and filtration
- There shall be a network of pathways that connect touching residential streets and park amenities throughout the park.
- Pathways to be a minimum of 5' wide with a main minimum 10' wide path that generally runs from SW to NE linking through the park,
- This main path shall cross the East/West Collector with a grade separation or a signalized crossing. If there is a grade separation of the pathway at East/West Collector there shall be an ADA compliant pathway connection from the street sidewalks to the park pathway.
- Pedestrian pathways shall generally be placed above the high water level. A pathway may be provided that dips into and below the high water level for convenience of circulation if there is a conveniently located alternate path that is above the high water level.
- Paths may be constructed of concrete or Stabilized Decomposed Granite (DG). Paths wider than 8' may also be constructed of asphalt with saw-cut edges and permanent edging. Only concrete is allowed for paths below the high water line.
- All paths shall be ADA compliant.

- One 1-acre play area shall be provided within the Central Park. The play area shall include the amenities that are typically required in neighborhood parks by the City Parks Dept. such as two play equipment areas (2-5 and 6-12), picnic area, and sport court and park furnishings. The sport court may be located in a different area than the play equipment areas.
- There shall be a minimum of one portion of the park that contains a large flat area for field sports (150' by 400'). This may be located below the high water line.

5.3 Neighborhood Parks

The neighborhood parks shall be dual use park and storm water retention basins. The size of the neighborhood parks shall be predicated on the required size of the storm water storage basins as well as a 1 acre upland play area per the requirements of the City of Manteca Parks Dept. and the current version of the Parks Master Plan. The locations of the parks as shown in this master plan are conceptual in nature only. The park locations shall be designed in accordance with the overall grading and drainage of the neighborhood and storm water storage basins.

Neighborhood parks shall consist of the following:

- Amenities shall be provided in accordance with the requirements of the City of Manteca Parks Dept. and the current Parks Master Plan/Landscape Standards and Specifications for Landscape Development at the time of park plan submittal.
- Size of park shall be determined by the storm water storage requirements of the neighborhood.
- Most park amenities shall be provided in an upland portion of the park that is roughly at the same grade as the adjacent streets. Some amenities may be provided in lower portions of the park that are periodically flooded with the approval of the Parks Dept.
- Parks and amenities shall be accessible.
- Parks shall provide theme and amenities that are unique within each of the parks to create an individual identity of each park.

Each park within Griffin Park shall have one or two amenities and an overall style that is different and unique from the other parks. It is encouraged to create a reason for residents to go to different parks for different reasons/amenities.

- Landscape shall be designed to support the recreation and storm water storage of the dual use basins and parks and shall be designed to provide an attractive, long-lasting, low maintenance, and low water use landscape (relatively low).
- Irrigation shall be designed per the requirements of the Parks Dept. and the current Parks Master Plan/Landscape Standards and Specifications for Landscape Development at the time of park submittal. The greatest extent possible parks are to use non-domestic irrigation water such as from wells, agricultural water, or reclaimed water.
- Neighborhood parks shall be linked to the neighborhood and community as a hole via sidewalks, parkways, and linear parks that allow for safe and easy-to-use non-vehicular paths.

Figure 5.3.0 – **Basin Park Exhibit**

5.4 Linear Parks

Linear parks are common area parks and non-vehicular circulation that are placed throughout the master plan area to link neighborhoods, parks, and streetscapes. For these purposes, a linear park is a park space that is outside of the street rights-of-way, but can be cohesive with a streetscape to create a wide landscape/open space area that includes a walking path or bike path to provide non-street oriented circulation. Linear parks may also run between streets to provide connections not associated with street circulation. Linear parks shall consist of:

- Long linear landscape areas with pathways, shade trees, and ground covering.
- They may be parallel to and adjacent to street rights-of- way.
- They may contain street furniture such as benches, exercise stations, trash receptacles, dog waste stations, concrete checkers/chess table with shade structures.
- Hard surface durable pathways that are accessible.
- No driveway crossings.
- Where linear parks cross streets they shall do so at intersections for safety. Mid-block street crossings are allowed, but shall offer pedestrian safety features such as revised tables, alternate paving materials, curb pop-outs, etc.
- Linear parks may be irrigated from a nearby park irrigation system (and is encouraged to do so) provided there is a contiguous connection and it is approved by the Parks Dept.
- Turf is to be avoided, and must meet code requirements if proposed. Plantings (other than turf) shall be low to allow for surveillance and safety of pedestrians. Taller plants may be placed adjacent to fences and walls.
- Storm water filtration may be incorporated into the linear park landscape design.

5.5 Streetscape

The landscape associated with the streetscape is shown in the street cross sections and plans in Section 3. For this portion of the master plan, streetscape is defined as the publicly maintained landscape within the rights-of-way. Landscape is an important aspect of the street to create an aesthetic environment, provide shade, lessen storm-water run-off, protect pedestrians, and set the style and character of the master plan area. Streetscape landscape shall include:

- Street trees
- Pedestrian paths such as sidewalk and multi-use paths
- Low water using shrubs and groundcover as well as non-irrigated groundcover.
- Streetscapes shall be designed in accordance with City of Manteca Parks Dept. requirements.
- Turf is to be avoided, and must meet code requirements if proposed. Plantings (other than turf) shall be low to allow for surveillance and safety of pedestrians. Taller plants may be placed adjacent to fences and walls.
- Irrigation shall be efficient low volume bubblers, rotators, or other as allowed by the Parks Dept. Irrigation shall be designed for possible connection to a City-wide reclaimed water system where appropriate.

5.6 Gateway Entries

At the entry streets the landscape shall be designed as an upgraded landscape to accentuate the community entries. The gateways shall include:

- Enhanced wall elements such as diagonal wall sections with upgraded materials of stone, brick, tile, or stucco. These elements may also include pilasters, low walls, lighting, and other enhanced features.
- Community signage may be included.
- Landscape shall include flowering trees and other enhanced landscape to accentuate the wall and fence entry design.
- Landscape at the corners and median shall be low to allow for clear views of vehicular traffic as well as pedestrians and bicyclists.
- Landscape shall be formal in nature.
- Sidewalks and multi-use paths shall be placed at the back of curb along the radiused corners to allow for ease of crosswalks and clear visibility.
- Turf is to be avoided.
- Landscape accent lighting for trees and community signage may be included provided it meets the requirements of the Public Works and Parks Departments.

5.7 Community Walls and Fences

Community Walls and fences shall be provided around the perimeter of the site per municipal code requirements and/or specific noise study findings.

Section 6
Infrastructure



Section 6 - Infrastructure

6.0 Introduction

Over the past 50 years, the City of Manteca has developed Infrastructure Master Plans that have addressed the major infrastructure required to effectively handle domestic water, wastewater collection and treatment, and stormwater drainage for the anticipated future growth within the City, including development that would occur in the Griffin Park project area. Infrastructure improvements required for Griffin Park shall comply with and serve to implement applicable portions of these City Infrastructure Master Plans, as amended. The proposed utility concepts and facilities presented are preliminary and schematic. As development progresses, detailed drawings and plans for water, wastewater, and storm drainage systems will be prepared. Infrastructure will be designed and constructed in accordance with the City's Standard Plans and Specifications. All water, wastewater, and storm drainage detailed drawings and plans must be approved by the City of Manteca prior to submittal and approval of any improvement plans.

6.1 Water Master Plan

6.1.1 Existing Conditions

The City of Manteca water supply is groundwater from the 17 City owned and operated wells along with surface water from the South County Water Supply Project (SCWSP). The wells are located within City limits. Groundwater aquifers underlying the City extend to depths in excess of 600 feet. The maximum annual groundwater extraction capacity is 13,790 acre-feet. In 2005, the South San Joaquin Irrigation District (SSJID) began operation to provide treated surface water for the South County Water Supply Project (SCWSP), which serves the Cities of Manteca, Lathrop and Tracy. The City of Manteca receives up to 11,500 acre-feet per year in accordance with the Phase 1 agreement with SSJID. Future expansion of the SCWSP will increase the maximum supply for Manteca to 18,500 acre-feet per year. On an annual basis, groundwater provides 47 percent of the City water supply and surface water 53 percent of the water supply. The use of surface water and groundwater by the City reduces the groundwater extraction to 1 acre-foot per acre per year.

The City has a 300,000 gallon elevated water storage tank that is currently out of service. One, 3.8 million gallon tank, and two, 1.0 million gallon surface water storage tanks are in service. The two 1.0 million gallon tanks were constructed as part of the (SCWSP) and are operated by SSJID. The three operating surface water tanks are coupled with booster pumping capacity equal to providing peak demand supply.

The City currently disposes of treated wastewater from its Water Quality Control Facility (WQCF) located in the City's Northern Area to both land and the San Joaquin River. The tertiary treated recycled wastewater disposed to land is used to irrigate fodder crops on City owned and leased agricultural lands and private agricultural lands. Water conservation by the City and public, and the planned use of recycled water for landscape irrigation, will help maintain the reliability of the water supplies by preserving groundwater and extending the use of the available surface water supply.

The Griffin Park project is located within the City's Southern Area. Existing general water facilities located within this Area include: City well number 20, a 12-inch diameter water main in East Woodward Avenue and a 12-inch diameter water main in South Main Street extending south from East Woodward Avenue to Legacy Street. The 3.8 million gallon surface water storage tank is located north of East Woodward Avenue at Atherton Drive.

Construction plans for the proposed Heartland Estates Subdivision located south of the Woodland Estates Subdivision and adjacent to and east of South Main Street have been approved by the City. Installation of a 12-inch water main in South Main Street will be completed during construction. It is likely that the installation of this line will be completed prior to the start of development of the Griffin Park project.

6.1.2 Developed Conditions

The City of Manteca's municipal water supply system is based on an interconnected grid design, wherein new development expands the existing grid system and new municipal water wells are added as they are needed to maintain an adequate water supply. The City's General Plan includes policies and implementation programs related to maintaining an adequate water supply for the City's population. The City's Water Master Plan makes it clear that additional areas of the City that are developed could be served by using more surface water and developing additional groundwater supplies. Development of the potable water system within the Griffin Park project will require the installation of additional water mains and strategic placement of potable water well site dedications, as requested and approved by the City, throughout the Master Plan area. In compliance with the 2005 City of Manteca Water Master Plan, an east to west water main extension through the site within the proposed East/West Collector will be installed. See **Figure 6.1.1**. The on-site Griffin Park water distribution system will have various points-of-connection to the City mains. Each will connect to the existing water main line in South Main Street. The north point-of-connection will be at the intersection of South Main Street and Tannehill Street. The south point-of-connection will be to the extended 12-inch water main in South Main Street. The middle point-of-connection will be to the 12-inch water main at the intersection of South Main Street and Springfield Drive. Additionally, an internally looped system of water lines will be installed within the Griffin Park project site. A water system analysis will be prepared during future design phases to monitor compliance with City of Manteca fire flow and pressure standards.

The Griffin Park water distribution system may utilize Best Management Practices (BMP) and design control features including Low Impact Development (LID) measures:

1. Implementation of the City of Manteca water recycling program for irrigation of public areas.
2. Irrigation system designs may include "purple pipe" for distribution of recycled water.
3. Reduction of turf areas on lots.
4. Use of rain gardens on lots and in public areas.
5. Use of drought resistant vegetation in landscaping on lots and public areas.
6. Use of native trees and vegetation for landscaping on lots and in public areas.
7. Lot designs may include features that receive roof runoff from downspouts and provide for reuse of rainwater for irrigation.

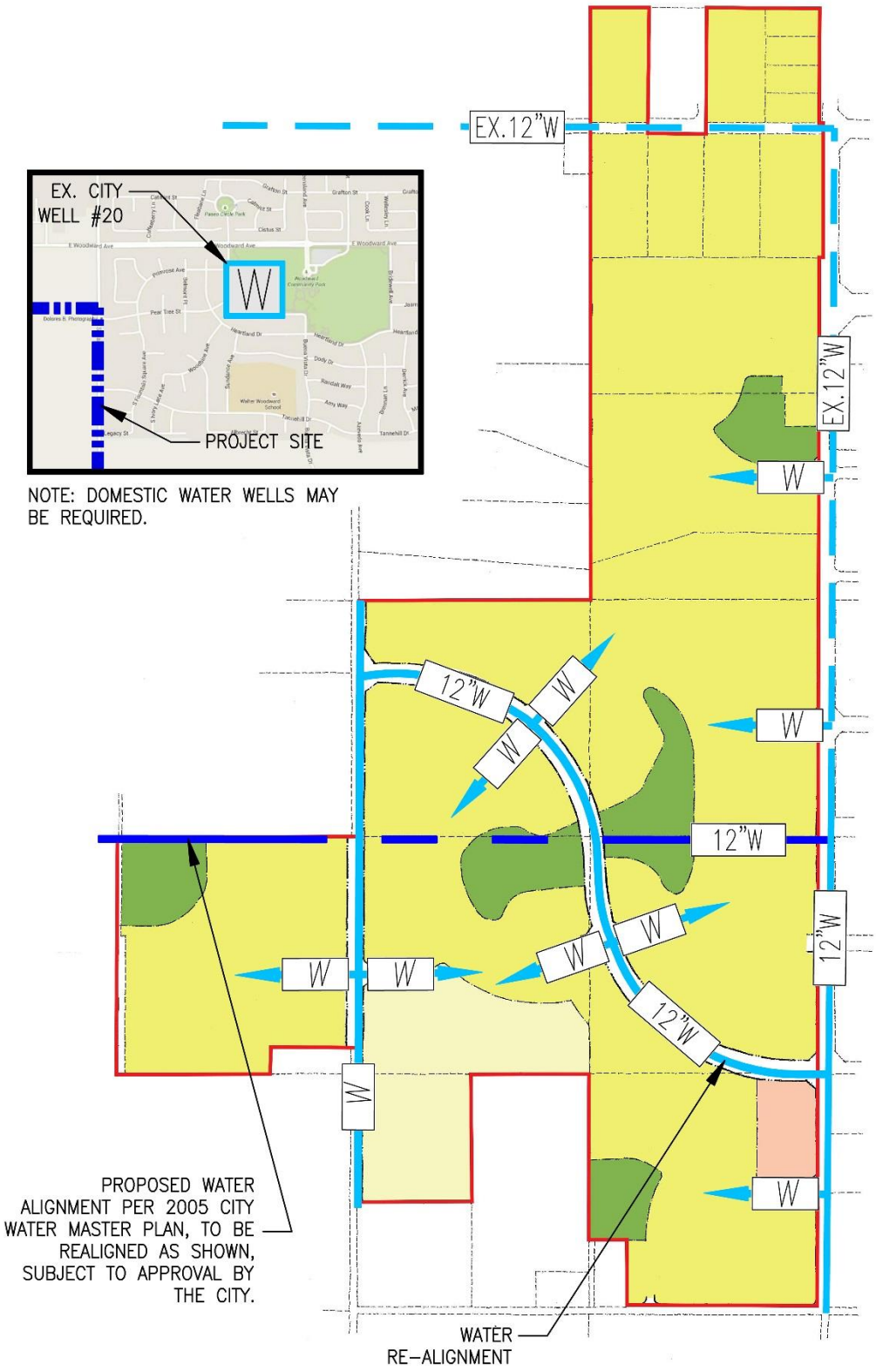


Figure 6.1.1 – **Water System Exhibit**

6.2 Sewer Master Plan

6.2.1 Existing Conditions

The City of Manteca-Lathrop Wastewater Quality Control Facility (WQCF) provides for the treatment of sewage collected within the City limits and service area. The WQCF is a 9.87 million gallons per day (mgd) rated, combined bio-filter-activated sludge tertiary treatment plant, and the average daily flow rate is approximately 6.5 mgd (from Manteca and Lathrop). The City disposes tertiary treated effluent from the WQCF located in the City's Northern Area to both land areas and to the San Joaquin River. Tertiary treated recycled wastewater is used to irrigate fodder crops on City owned and leased agricultural lands and private agricultural lands. The use of recycled treated water for landscape irrigation is to be implemented.

The City's sewer collection system consists of a combination of trunk sewer gravity main lines and force main lines with pumps or lift stations located along the alignments conveying effluent to the WQCF. Interim pump stations have been constructed as needed and will be gradually phased out as the overall collection system is completed.

The proposed Griffin Park project is located within the South Manteca Collection Shed (SMCS). The backbone of the SMCS is the South Manteca Trunk Sewer (SMTS) along Woodward Avenue. The construction of a deep sewer along Woodward Avenue allows for future abandonment of Woodward Park Pump Station and would accommodate development while minimizing construction of infrastructure in South Manteca. Several sections of the SMCS have been constructed or designed in preparation for construction. Phased construction of the network within this shed will occur as development progresses. Interim facilities for conveying the effluent from the South Manteca Collection Area include:

1. The existing 12-inch and 18-inch Woodward Force Main (WFM) which extends from the Woodward Park Pump Station to the WQCF.
2. The existing Tara Park Pump Station and Airport-Daniel Lift Station that connects to the WFM. Eventually, the trunk sewer network in Woodward Avenue and beyond to the WQCF will be completed.
3. The existing Antigua Way Lift Station and existing Bella Vista Lift Station. Eventually, effluent from these two facilities will be re-pumped by the Terra Ranch Pump Station to the WFM.

The following existing sanitary sewer facilities have been constructed in Woodward Avenue:

1. Existing 30-inch and 36-inch diameter gravity sanity sewer line extending from Atherton Drive West to South Main Street.
2. Two existing 12-inch diameter sanity sewer force mains extending from South Main Street West to McKinley Avenue.

A future section of the 36-inch diameter gravity sanitary sewer line will be installed between South Main Street and the Antigua Way Lift Station. Construction of this section will complete the master planned gravity sewer collection system within Woodward Avenue.

Figure 5-1 in the 2012 City of Manteca Wastewater Collection System Master Plan shows the locations of these existing facilities.

Construction plans for the proposed Heartland Estates Subdivision located south of the Woodland Estates Subdivision and adjacent to and east of South Main Street has City approved construction plans. Installation of a 24-inch gravity sanitary sewer main and 8-inch force main in South Main Street will be completed during construction. Installation of these main sewer improvements is scheduled to be completed prior to the start of development of the Griffin Park project.

6.2.2 Developed Conditions

Wastewater from the Griffin Park project will be collected and conveyed via a network of gravity flow sewer main lines serving the development. An internal pipe collection system having various diameters will be installed within the Griffin Park project site. These future on-site effluent collection facilities will discharge into the City system at various locations. The point-of-connection serving the Griffin Park north area may be to the existing 8-inch force main in South Main Street at its intersection with Tannehill Street, however, future connections to force mains are discouraged and a different outfall option may be required. The points-of-connection serving the projects south areas may be to the extended sewer lines in South Main Street. Development of the Griffin Park project may require the extension of the existing sewer lines in South Main Street. The future installation of a new Lift Station at the intersection of South Main Street and the East/West Collector will be constructed by others, unless site constraints require the installation of the pump station for this project's use. See **Figure 6.2.1**.

The Griffin Park wastewater effluent collection and discharge facilities may include Best Management Practices (BMP) and design control features including Low Impact Development (LID) measures:

1. Reduction in collection system pipe sizes due to less amounts of infiltration and inflow through the use of BMP design standards and O & M procedures.
2. Reduction in the collection system pipe sizes due to implementation of low flow fixtures and appliances.
3. Reduction in the collection system pipe sizes due to the use of low flow fixtures in public facilities.
4. Reduction in the sizes of pumping and force main equipment and pipes due to reduced flow from the lots and public low flow facilities, unless site constraints require the installation of the pump station for this project's use.

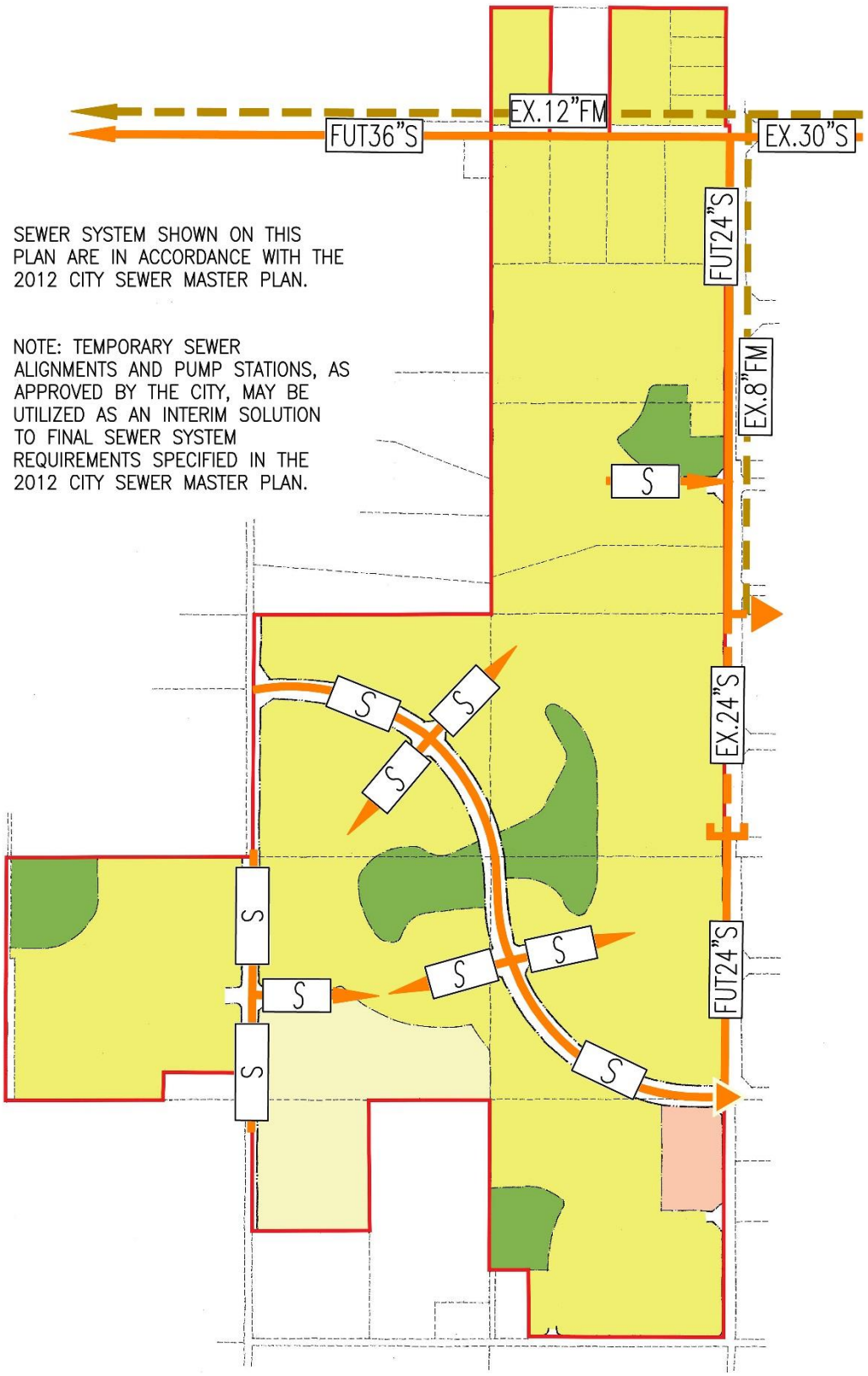


Figure 6.2.1 – **Sanitary Sewer Exhibit**

6.3 Storm Drain Master Plan

6.3.1 Existing Conditions

The South San Joaquin Irrigation District (SSJID) owns and operates a complex network of irrigation Laterals and Drains that run throughout the City of Manteca limits. The Hydraulic connectivity of the SSJID's system is as follows: 1) irrigation water is conveyed to farming operations via a vast network of Laterals; 2) Laterals carry excess irrigation water and field runoff to several Drains; 3) Drains convey water to a large central drain, the French Camp Outlet Canal (FCOC); and 4) the FCOC conveys water to the San Joaquin River. In the City's 2013 Storm Drain Master Plan (SDMP), the City recognizes the opportunity to minimize infrastructure costs for all parties by expanding the use of SSJID's Laterals. Laterals that are used to convey both stormwater and irrigation water to Drains are called dual-use facilities. This concept is viable since SSJID's Laterals are currently 42-inch diameter pipe, which is sufficient size for the City's drainage needs. SSJID requires new development projects that disturb their Laterals to remove, realign and replace that infrastructure with an equal or larger diameter pipeline. The City's drainage facilities consist of storm drain collection systems, detention basins, stormwater quality treatment systems, pumps, and SSJID Drains and Laterals. There are 10 existing water level monitoring stations throughout the City's storm drainage systems that are used to obtain real-time water level measurement at critical low points in the system to prevent flooding. The City uses a SCADA system to remotely monitor and control the existing storm drainage pump stations and water level monitoring stations.

The City is classified as a Phase II City by the State Water Resources Control Board. Accordingly, the City, and consequently new developments, required to comply with the water quality limitations specified in the statewide general stormwater NPDES permit for Phase II Cities. To achieve water quality compliance, the City requires all new developments to comply with the City's 2015 Multi-Agency Post-Construction Manual, or subsequent amendments. The goal of this permit is to improve water quality of runoff from new impervious surface added within the City and reduce the amount of runoff associated with new development. The permit utilizes Low Impact Development (LID) which involves principles and techniques to design and construct sites that disturb only the smallest area necessary; minimize soil compaction and imperviousness; preserve natural drainages, vegetation, and buffer zones; and utilize onsite, lot-sized storm water treatment techniques. LID sites reduce and compensate for development's impact(s) on hydrology and water quality. LID is considered as "Best Management Practice" (BMP), and will result in improved water quality and reduced peak discharges.

The City requires detention basins to help attenuate peak flows before drainage discharge is pumped into SSJID's facilities. Delaying the release of water over longer periods of time further reduces the potential of downstream flooding. Most detention basins are joint-use facilities providing recreation and other uses when not being used for stormwater detention.

Stormwater quality standards imposed and monitored by the EPA and the State Water Resources Control Board through the City's NPDES permit require treatment of stormwater runoff prior to its release into natural drainage features or dual use SSJID and City Laterals. Stormwater quality is an integral part of the City's stormwater management system. Most existing stormwater is pumped into the dual use SSJID and City Laterals and Drains.

The South Drain consists of an existing 54-inch storm drain main line extending within Woodward Avenue from South Main Street west to approximately Pagola Avenue. At this point, it connects to an existing 66-inch diameter main line that extends west terminating at Union Road. The 66-inch diameter mainline connects to an existing 54-inch diameter main line at Union Road. The 54-inch line continues west to the east boundary of the Dutra Estates Subdivision. At this junction, the 54-inch connects to an existing 66-inch diameter main line that extends west to McKinley Avenue.

The South Drain discharges runoff from South Main Street westerly within Woodward Avenue to McKinley Avenue. It crosses under existing SSJID Drain 9 without connecting near the east boundary of the Oleander Subdivision. It is connected to SSJID Drain 8a through a lift station

near Bella Vista Subdivision. Drain 8a extends along Bella Vista Drive connecting to SSJID Drain 8 at Atherton Drive. SSJID Drain 8 extends northerly under SR-120 and connecting to SSJID Drain 7 at Daniels Street continuing northwesterly to the French Camp Outlet Canal (FCOC) and on to the San Joaquin River. The portion of the South Drain in Woodward Avenue located between SSJID Drain 8a and McKinley Avenue is not in use. It will eventually connect to a future dual drain constructed by the City to upgrade and improve the existing drainage system northerly to the FCOC.

SSJID Lateral X extends through the northern area of the proposed Griffin Park project. Lateral "X" connects to Lateral Ya at South Tinnin Road. SSJID Lateral We extends through the southern area of the proposed Griffin Park project. Lateral "We" extends westerly through the South Drain Area Shed and beyond Union Road eventually connecting to SSJID Drain 8a west of Airport Way.

6.3.2 Developed Conditions

Development of the proposed Griffin Park project will generate additional runoff due to increased areas of impervious surfaces, thus creating the need for on-site collection and detention systems. Installation of the project's storm drainage system will be subject to current City of Manteca Design Specifications and Standards. The Griffin Park project storm drainage collection and detention system will be subject to the State Water Resources Control Board Requirements (SWRCB) and City of Manteca regulations, including: Manteca Storm Drain Master Plan, 2013; Phase II, NPDES Permit Requirements; NPDES-MS4 Permit Requirements; and the June 2015 Multi-Agency Post-Construction Stormwater Standards Manual, as amended.

The Griffin Park project public storm drainage and water quality system is planned to function independently from surrounding developments. An internal layout of stormwater collection pipes having various sizes, as necessary, is planned for installation within the Griffin Park project site. Prior to entry into the City's stormwater management system, storm water run-off will be filtered via devices pre the 2015 Multi-Agency Post-Construction Manual, as amended. A system of drainage swales may be included to treat and convey collected stormwater. Four on-site drainage sheds are included within the project area. All on-site storm drainage runoff will be collected through drain inlets in the landscaped areas and catch basins along the streets and within properties, and conveyed via surface swales and underground trunk lines to four detention and water quality basins. The conveyance systems and detention basins may include facilities designed to address water quality standards and requirements. Discharge from the basins will be conveyed through controlled flow pumping facilities to existing City of Manteca and SSJID dual use main storm drain laterals. The duration of the discharge will comply with City of Manteca standards. See **Figure 6.3.1**. The water quality detention basins will be designed to comply with SWRCB and City of Manteca specifications and standards. Preliminary calculations determined that the approximate volumes, surface areas, and depths of the individual four water quality detention basins are, as follows:

Basin Number 1	280,638 cubic feet	±2.6 acres	5.00' max. depth
Basin Number 2	914,162 cubic feet	±7.0 acres	5.00' max. depth
Basin Number 3	361,504 cubic feet	±3.0 acres	5.00' max. depth
Basin Number 4	259,730 cubic feet	±3.0 acres	5.00' max. depth

Conveyance of the detained storm drainage runoff from the proposed on-site dual use detention basins shall be pumped to existing realigned and upgraded City and SSJID dual use Laterals "X" and "We". Connection points for each of the four basins' drainage discharge lines will be at various locations along these two Laterals. Stormwater quality standards imposed and monitored by the EPA and State Water Resources Board through the City's stormwater NPDES permit require treatment of stormwater runoff prior to its release into the sloughs, creeks, rivers or the Delta. Treatment is often provided utilizing several options including treatment within individual lots and within detention basins in a separate "wet" area that is part of, or adjacent, to the main basin. Other treatment may be provided by on-site source control and by site specific facilities. Stormwater quality is an integral part of the City's stormwater management system.

The Griffin Park stormwater collection, detention, water quality and discharge facilities may include Best Management Practices (BMP) and design control features including Low Impact Development (LID) measures:

1. Slope protection to prevent erosion due to increased runoff.
2. Reduced roadway sections and sidewalk cross sections.
3. Inclusion of grass swales to control velocities of runoff.
4. Inclusion of grass or vegetated swales to remove pollutants via filtration and sedimentation.
5. Inclusion of detention basins with vegetation to filter and remove pollutants.
6. Inclusion of lot design features that receive roof runoff from downspouts and provide for on-site retention facilities, such as bio retention cells, French drains, or rain gardens.

Implementation of BMP's and LID features may result in reduced rates and volumes of stormwater runoff to the detention facilities and off-site points of connection. Stormwater infrastructure needs within the project area may be reduced. Size and quantity of stormwater collection, detention, and water quality features may be reduced:

1. Reduced pipe sizes due to the retention of the first half inch of rainfall.
2. Reduced collection system structures and pipe sizes due to implementation of LID features.
3. Reduced pump station facilities due to retention of the first half inch of rainfall.
4. Reduced power usage due to implementation of LID features and reduction in stormwater discharge volumes.
5. The project will comply with requirements proposed by SSJID on the City, such as reconstruction or upsizing of SSJID Laterals or installation of equipment in accordance with the City and SSJID's Master Storm Drain Agreement, as amended.

6.4 Reclaimed Water

6.4.1 Existing Conditions

The City currently disposes of treated wastewater from its Water Quality Control Facility (WQCF) located in the City's Northern Area to both land and the San Joaquin River. The WQCF delivers tertiary treated reclaimed water for irrigation and construction dust control applications. The tertiary treated reclaimed wastewater disposed to land is used to irrigate fodder crops on City owned and leased agricultural lands and private agricultural lands. Water conservation by the City and public, and planned use of reclaimed water for landscape irrigation, will help maintain the reliability of the water supplies by preserving groundwater and extending the use of available surface water supply.

6.4.2 Developed Conditions

New development projects within the City of Manteca are required to install reclaimed water (RW) lines. The City is in the process of preparing a Reclaimed Water Facilities Master Plan to provide a plan to systematically develop and implement the use of treated wastewater from the WQCF. It is anticipated that the Master Plan will be approved and adopted by the City in March, 2017. The City of Manteca Wastewater Master Plan, adopted in 2004 (updated on 2012) and the 2005 Water Master Plan include the future use of reclaimed water to aid in the disposal of wastewater and to reduce potable water demand. The Reclaimed Water Facilities Master Plan is to provide the City with a planning document for the phased development and use of reclaimed water (RW) over the next 20 to 25 years. The Griffin Park project will comply with the Reclaimed Water Facilities Master Plan and subsequent amendments, once adopted.

Development of the reclaimed water (RW) system within the Griffin Park project will require the installation of a reclaimed water main (purple pipe) within Main Street/Manteca Road eventually connecting to City RW main lines. See Figure 6.4.1. The on-site Griffin Park reclaimed water distribution system (purple pipe) will extend within the projects roadways connecting to the new reclaimed water line in Main Street/Manteca Road. The Griffin Park irrigation system will ultimately utilize reclaimed water via connections to the on-site "purple pipe" system.

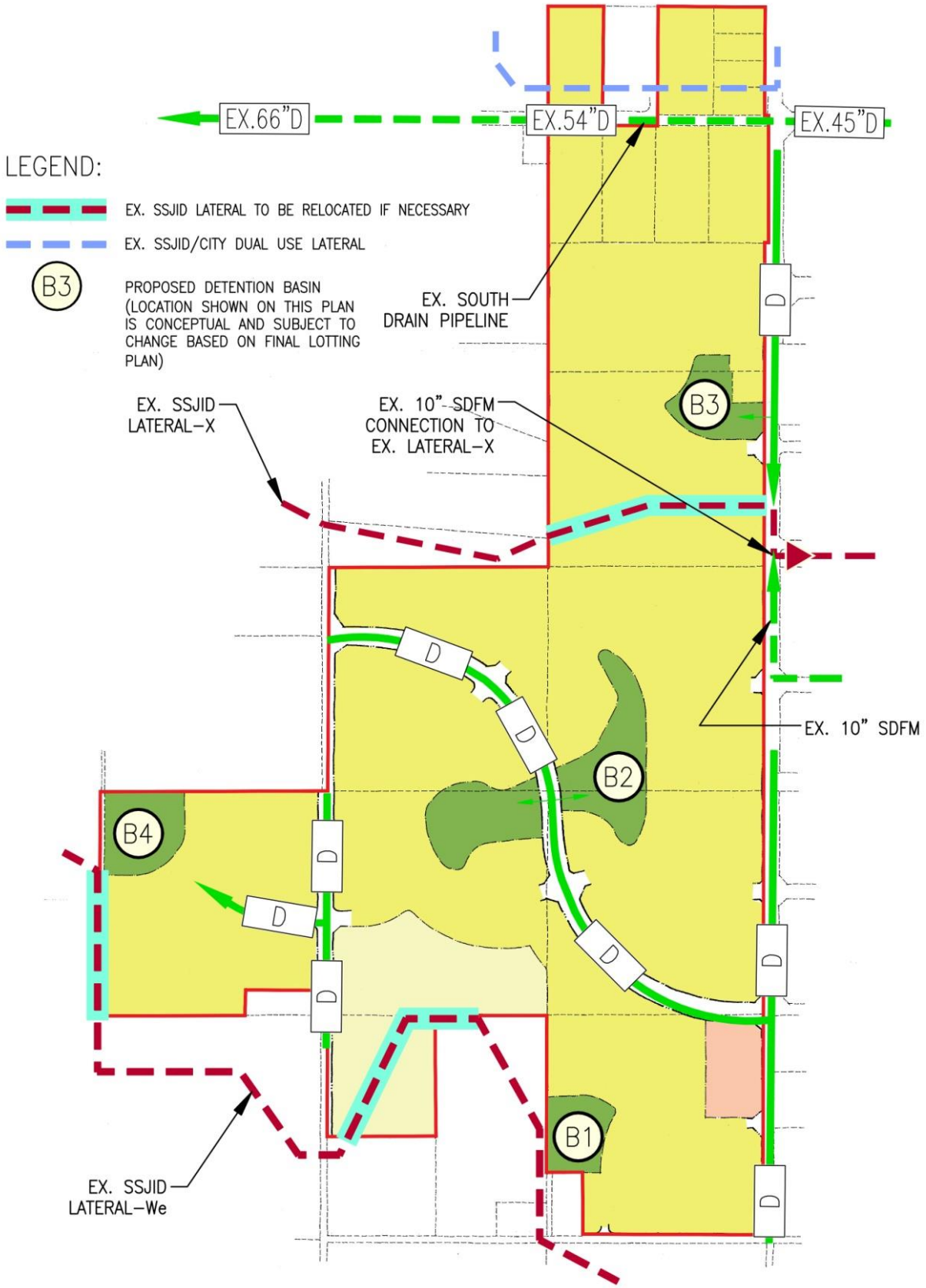


Figure 6.3.1 – **Storm Drain Exhibit**

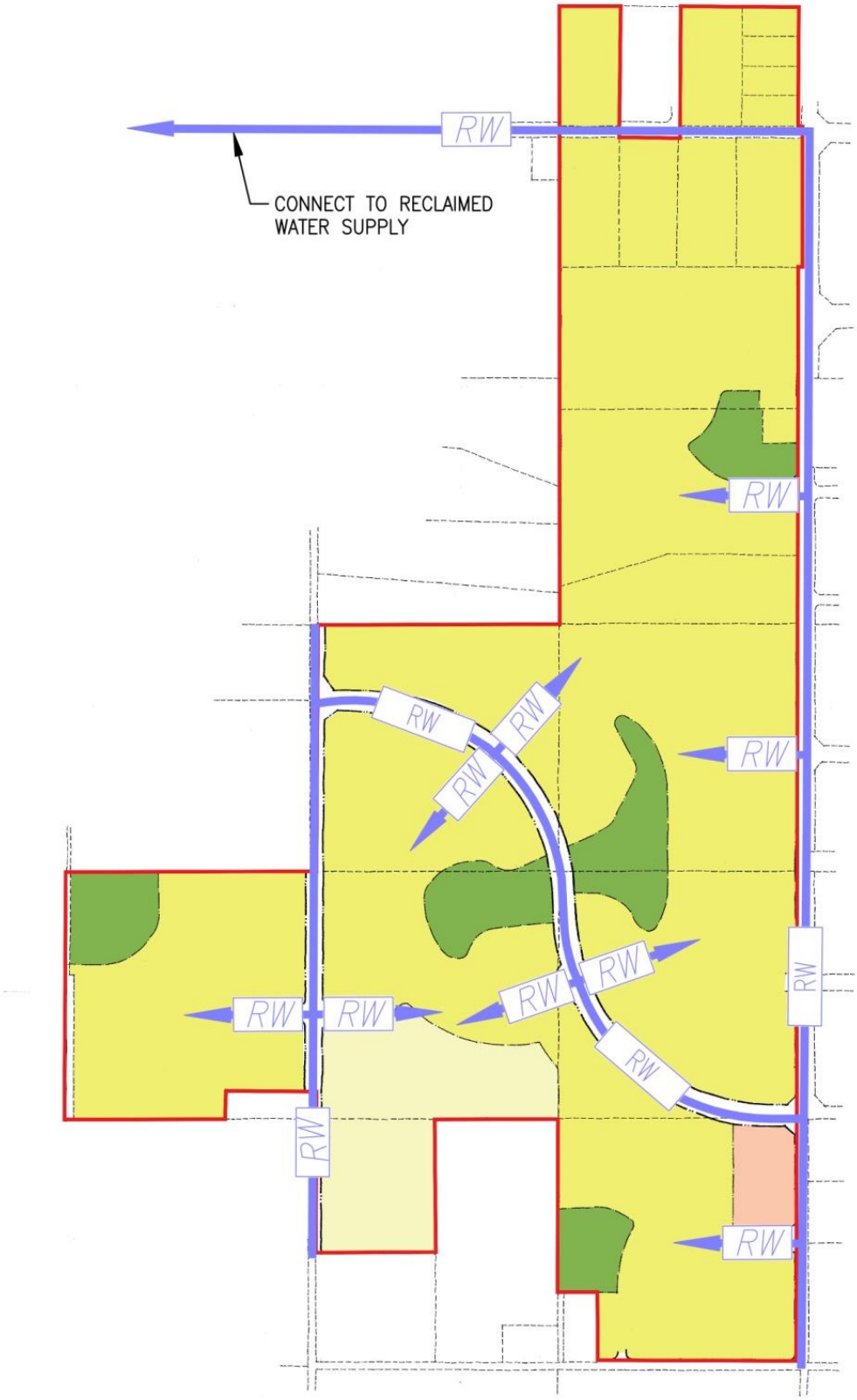


Figure 6.4.1 – **Reclaimed Water Exhibit**

Section 7

Administration and Implementation



Section 7 – Administration and Implementation

7.0 Implementation of the Plan

The administration and implementation described in this section applies to all land subdivision and development within the Griffin Park Master Plan area. The Griffin Park Master Plan is the mechanism to ensure that all future development within the plan area maintains a high standard of aesthetic quality, appearance and sustainability established and required by the Master Plan. Specifically, the land use standards and design guidelines of the Master Plan will establish the overall aesthetic standards for neighborhood design, landscape design and architectural design that will apply to all projects with the Master Plan area. The Master Plan will serve as a tool for the City of Manteca to implement and enhance the Zoning of the Plan Area. Every effort has been made with the Master Plan to provide policies and regulations that are specific to the Griffin Park Project.

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 City of Manteca Community Development 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 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 Griffin Park Master Plan.

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

Development applications will be submitted to the City of Manteca Community Development Department and subject to the Fee Schedule adopted by City Council. The Community Development Department will conduct an initial review of the application for completeness and consistency with the adopted Master Plan, the EIR 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 Griffin Park 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 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. Prior to filing an application to amend the Griffin Park Master Plan, applicants shall meet and confer with the Planning Division to discuss the scope of the proposed amendment(s) and for a determination of the amendment process and fees.

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 or modifications to the configuration of Land Use Districts shown on the Conceptual Land Use Plan (Figure 2.0.2) that are not otherwise permitted to be implemented by tentative maps that do not cause any changes to the underlying zoning or Zoning Map (Figure 2.0.1).
- Changes or clarifications to the Development Standards in Sections 2.2 and 2.3 that do not significantly modify the character and intent of the Griffin Park Master Plan and does not cause any changes to the underlying zoning or Zoning Map (Figure 2.0.1).

- Changes, additions or clarifications to the Permitted and Conditionally Permitted Uses within the Commercial District (Section 2.3.2) that do not significantly modify the character and intent of the Griffin Park Master Plan and does not cause any changes to the underlying zoning or Zoning Map (Figure 2.0.1).
- Changes or modifications to the location and/or configuration of parks shown on the Parks/Recreation Locations Map (Figure 2.4.0) that are not otherwise permitted to be implemented by tentative maps that do not cause any changes to the underlying zoning or Zoning Map (Figure 2.0.1).
- Changes or modifications to the internal circulation plan shown on the Vehicular Circulation Plan (Figure 3.1.0) that are not otherwise permitted to be implemented by tentative maps that do not cause any changes to the underlying zoning or Zoning Map (Figure 2.0.1).
- Changes, modifications or clarifications to the street cross sections in Section 3.2 that do not significantly modify the character and intent of the Griffin Park Master Plan.
- Changes, modifications or clarifications to the location and/or configuration of the internal bike and pedestrian circulation shown on the Non Vehicular Circulation Map (Figure 3.3.0) that are not otherwise permitted to be implemented by tentative maps that do not cause any changes to the underlying zoning or Zoning Map (Figure 2.0.1).
- Minor changes to land uses which result in changes in 10% unit counts up or down, 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, modifications or clarifications to Section 4 Design Guidelines that do not substantially change the intent and character of Griffin Park as envisioned in the Master Plan.
- Changes, modifications or clarifications to Section 5 Landscape, Park, and Open Space guidelines, standards, elements and features that do not substantially change the intent and character of Griffin Park as envisioned in the Master Plan.
- Changes, modifications or clarifications to Section 6 Infrastructure including but not limited to the location and/or configuration of utilities shown in the Water System Exhibit (Figure 6.1.1), Sanitary Sewer Exhibit (Figure 6.2.2) and/or Storm Drain Exhibit (Figure 6.3.1) that are not otherwise permitted to be implemented by tentative maps that do not cause any changes to the underlying zoning or Zoning Map (Figure 2.0.1).
- Modifications to informational material contained in the Griffin Park Master Plan that does not have regulatory effect.

7.2.3 Major Amendments

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

- Any change to the Plan or Project Description that could significantly increase environmental impacts not analyzed.
- Introduction of a new type of land use not specifically discussed in the Master Plan which necessitates a General Plan Amendment and Rezone.
- Any change to the Master Plan that changes the underlying zoning and necessitates a change to the Zoning Map (Figure 2.0.1)
- Changes to design guidelines and/or development standards which, if adopted would substantially change the physical character of Griffin Park as envisioned in the Master Plan.
- The addition of land or area not currently included in the Plan Area.

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 Griffin Park 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. Although a specific phasing plan for development is not provided, it is generally anticipated that development within Griffin Park will start along South Main Street and continue westerly in phases.

7.4 Master Plan Compliance and Enforcement

The public landscape components of Griffin Park are critical elements of the community look, vision and feel. The Maintenance of all park and open space, as well as the enhanced street frontage and entry features will be funded through a maintenance Community Facilities District, or other approved funding mechanism, established by the Griffin Park master developer and the City of Manteca.

7.4.1 Griffin Park Design Review

To ensure quality and continuity of implementation of the Master Plan, the Griffin Park master developer will, through private agreement, review and approve all development applications prior to submittal to the City of Manteca for conformance to Section 4, Design Guidelines of this Master Plan. Prior to application submittal, the individual subdivision applicant will submit a letter from the Master Developer to the City stating that the architectural elevations and site plans meet, conditionally meet, or do not meet the intent of the design guidelines.

7.4.2 Landscape Maintenance

The public landscape components of Griffin Park are critical elements of the community look, vision and feel. The Maintenance of all parks and open space, as well as the enhanced street frontage and entry features will be funded through a maintenance Community Facilities District, or other City approved funding mechanism established by the Griffin Park master developer and the City of Manteca.