UNIVERSITY PARK
MASTER DEVELOPMENT PLAN

June 13, 2003
EFFECTIVE 12/18/2003

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Master Development Plan MDP1-02 Resolution #03-0696
Rezoning Z-3-02 Ordinance #034-03
Development Agreement DA3-03 Ordinance #035-03

City of Stockton
University Park Master Development Plan

Prepared for:

City of Stockton

Prepared by:

EIP Associates

June 13, 2003
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1 INTRODUCTION

1.1 OVERVIEW

University Park is a 103-acre developed parcel of land located in the Midtown portion of the City of Stockton. Over the years it has served as a number of uses, most notably as the Stockton Developmental Center and as the California State University, Stanislaus, Stockton Center (CSUS-SC). While the site has been underutilized, its overall character is defined by historic structures, a mature campus-like landscape, and a pedestrian-friendly scale.

University Park is an important site not only because of its size, but also due to its location and potential. The site is within the Midtown Redevelopment Area and surrounded by St. Joseph's Medical Center, the San Joaquin Cemetery, the San Joaquin Department of Mental Health, residences, office buildings, commercial uses, and an elementary school. The Union Pacific Railroad (UPRR) borders the site to the east. A significant roadway network and infrastructure system on- and off-site support existing and planned uses.

Development of University Park provides a unique opportunity to fashion a mixed-use development: one that focuses on providing an educational center with employment and residential opportunities creating a node of activity in Midtown Stockton. It combines a long-term educational center with private retail businesses, office buildings, and residences including open space areas and historic structures. The project supports internal activity by linking to surrounding neighborhoods and pedestrian pathways. Intensification and diversification of the site stimulates economic activity and redevelopment efforts, while preserving the educational and historical integrity of existing resources and committing these to the long-term benefit of Stockton residents.

1.2 FEASIBILITY STUDY FOR THE DEVELOPMENT OF CSU STANISLAUS – STOCKTON CENTER

In September 1999, the Governor signed SB 679 authorizing the preparation of a Feasibility Analysis regarding the reuse of the University Park site. The Feasibility Analysis evaluated several issues and development options, with the identified goals to:
- Maintain the campus environment
- Improve security
- Connect with the neighborhood
- Develop a feasible plan
- Address stakeholders

The Feasibility Analysis concluded that the highest and best use of the site is as a campus with an emphasis on education, occupied by a mix of University oriented facilities and government/private sector tenants. Subsequently, the Trustees of the California State University (CSU) and the City of Stockton established a Joint Powers Authority (JPA) to manage and operate the site, and have engaged the Master Developer (Groupe Commercial Company) to create and implement a specific reuse plan (the Master Development Plan).

CSU remains the landowner of the site, and the JPA, by virtue of its Ground Lease interest from CSU, maintains specific authority to approve the Master Development Plan prior to City action. The JPA, through its Executive Director, also retains certain authority to approve specific components of the Master Development Plan that may require determinations of consistency or appropriateness at a later date once plans and specifications are prepared for physical improvements. Long-term Ground Sub-Lease and Operating Agreements have been executed with Groupe Commercial Company, that document the organizational scheme and parameters for development of the University Park site. These set forth authorized uses and goals, with a focus on retaining higher education opportunities.

1.3 THE MASTER DEVELOPMENT PLAN TOOL

The University Park Master Development Plan is the primary land use and regulatory document that establishes the vision, standards and strategies used to guide development of the project. The Master Development Plan is intended to provide flexibility and simplify the project planning and review process by providing the City's decision makers with comprehensive information to guide, manage, implement and monitor the development of University Park. The Master Development Plan includes the vision and objectives of the project, summarizes the inherent issues and development opportunities, and establishes the policies and standards that both control and provide flexibility for build out of the project area, consistent with the Ground Lease and Ground Sub-Lease noted above.
The Master Development Plan contains the following components:

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CSU and the JPA are sovereign in relation to local land use authority to the extent they carry out development and construction consistent with CSU's mission of higher education. Those portions of University Park developed under the CSU educational mission are not subject to the City of Stockton General Plan, Planning and Zoning Code or this Master Development Plan. While it is intended that university related development be coordinated with the Master Development Plan, and it is recognized that such development is a critical component of its implementation, the rules and regulations contained herein are focused upon and applicable to those portions of the project not developed under CSU's educational mission.

1.4 RELATIONSHIP TO CITY PLANS AND REGULATIONS

- General Plan

The University Park Master Development Plan (non-university related portion) is subject to the goals, policies, general land uses, and programs of the City of Stockton General Plan. University Park incorporates many of these goals and policies in its form and implementation, and augments these goals and policies to reflect conditions and concepts unique to the project. The land area considered in the University Park Master Development Plan was designated Institutional by the General Plan prior to Plan adoption. The University Park project resulted in redesignation of the site to Mixed Use (MX). The Master Development Plan implements the MX land use designation and is predicated upon consistency with the policies, general land uses and programs of the General Plan.
Zoning

The zoning designation for University Park was Public Lands (PL) prior to adoption, and was also redesignated to Mixed Use (MX) with approval of the Master Development Plan. The MX zone district is intended to apply to large projects that can accommodate a wide range of uses. The MX zoning designation requires the preparation of a Master Development Plan to stipulate land use guidelines. The City of Stockton Planning and Zoning Code (Section 16) defines the purpose, content, standards, findings and process associated with a Master Development Plan. The University Park Master Development Plan was prepared to be consistent with the City of Stockton Zoning Code.

Midtown Redevelopment Plan

University Park is located within the central portion of the Midtown Redevelopment Area and constitutes a significant portion of the institutional use within the Redevelopment Area. The Redevelopment Plan provides the Redevelopment Agency of the City of Stockton with powers, duties and obligations to implement the redevelopment, rehabilitation and revitalization of the Redevelopment Area. The Redevelopment Plan does not present a specific plan or establish priorities for specific projects, but does provide a detailed set of goals and objectives. Development of University Park is consistent with and helps further the goals and objectives of the Midtown Redevelopment Plan.

CSUS-SC/Midtown Neighborhood Master Revitalization Strategy

The Midtown Neighborhood Revitalization Strategy (April 2001), was prepared to provide a framework for revitalizing the Midtown Neighborhood. The Master Revitalization Strategy was developed in cooperation with neighborhood residents, business owners, city staff and others. The Midtown Neighborhood encompasses a total of approximately 350 acres including the 103-acre University Park site. The Master Revitalization Strategy includes a vision for the Midtown Neighborhood and sets forth a number of goals designed to attain that vision, as well as a revitalization strategy for future development of the project site. The Community Vision for the Midtown Neighborhood includes:

- Create a multi-use area that is economically vibrant
- Maintain Midtown as an urban place with its unique history
University Park – Master Development Plan

- Establish a neighborhood that is a model for social, physical, and family rejuvenation
- Ensure the Midtown Neighborhood is supported by its streets and transportation
- Provide a neighborhood school and Community learning center

University Park is a key element of the Revitalization Strategy.

1.5 RELATIONSHIP TO LEASES AND OPERATING AGREEMENTS

CSU, the JPA (Site Authority) and Grupe Commercial Company (Master Developer) have entered into leases and an Operating Agreement that document the organizational scheme, goals, permitted uses, and other parameters for development of University Park. These leases and agreement include:

- Ground Lease between CSU and the JPA
- Master Ground Sub-Lease between the JPA and Grupe Commercial Company
- Operating Agreement between the JPA and Grupe Commercial Company

The above help to guide the planning and development of University Park.

1.6 MASTER DEVELOPMENT PLAN RELATED DOCUMENTS

- Environmental Impact Report (EIR)

The University Park, Stockton, California, Environmental Impact Report (EIR), certified in accordance with the California Environmental Quality Act (CEQA), examines the environmental impacts of the Master Development Plan and focuses on changes in the environment that will result from its implementation. The EIR examines all phases of the project including planning, construction, and occupancy. The EIR serves as the base environmental analysis for purposes of evaluating future requests for use permits, amendments, variances, and other entitlements.
Development Agreement

The Grupe Commercial Company and City will execute a development agreement in accordance with the Stockton Municipal Code. The project development agreement will set forth infrastructure improvements, the timing and method for financing improvements, and other specific performance obligations of the property owners and the City of Stockton as it relates to the development of University Park. The development agreement serves as a legal and binding contract between the City of Stockton and the developers of the Plan, runs with the land, and provides vested rights to develop the property.
2 SETTING

2.1 PROJECT LOCATION AND BOUNDARIES

University Park is located in the central portion of the City of Stockton in San Joaquin County (see Figure 2-1). The 103-acre site is generally bounded by East Harding Way on the north, Union Pacific Railroad (UPRR) on the east, Park Street on the south, and North California Street on the west (see Figure 2-2).

2.2 SITE HISTORY

The primarily flat project site is located in an urban, built up portion of the City of Stockton. The site was first developed in 1853 as the Insane Asylum of California, which was later renamed the Stockton Developmental Center. The Stockton Developmental Center was the first publicly supported psychiatric facility west of the Mississippi River. In 1853, the Center housed 272 patients, with expansions occurring over the ensuing years. The facility reached its peak population in 1956 with more than 4,800 patients.

Along with the main buildings, a cemetery was purchased in 1875 to serve the Center. There were more than 4,000 burials at this facility, with the last one in 1919. Land for the Hospital's State Farm was also purchased. The farm enabled the hospital to be almost self-sufficient by producing grain, alfalfa, hay, fruit, vegetables, beef, lamb, hogs, and poultry. Phasing out of the farm began in 1959, and completely closed down in 1968. Both the cemetery and farm were located outside the current project boundaries.

The State closed the Center in 1996 and transferred the site to the California State University (CSU) system in 1997. A portion of the site has and is being used to house the CSUS-SC, which had 505 full time equivalent students as of Spring 2002. The site of the Stockton Developmental Center was designated a California Historical Landmark (CHL) #1016 in 1996. As a result of this designation, the site is automatically listed on the California Register of Historical Resources (California Register). While the CHL nomination did not fully define the boundaries of the site or the contributing resources, a subsequent survey prepared for the City of Stockton found the site eligible for the National and California Registers and identified the boundaries as the entire MDP area.
2.3 EXISTING CONDITIONS

While the University Park site is currently underutilized, numerous buildings (a majority unoccupied) exist on-site. A majority of the structures were built between the late 1800’s and 1960’s. The buildings range in size from 1,125 to 219,000 square feet, with most buildings under 5,000 square feet. There is only one building larger than 100,000 square feet. The project site currently houses a wide range of uses including: classrooms; warehouse; residential; office; storage; library; auditorium; swimming pool; outdoor running track; and facilities-related to site support (i.e., central plant, generator, corporation yards and a water tower). Existing site conditions as of August 2002 are reflected on Figure 2-3.

There are several historic structures within the project site. These include the Superintendent’s Home (Magnolia Mansion), residences in Doctor’s Row, and other buildings (see Figures 2-4 through 2-6). Structures on the site consist of Gothic Revival, Queen Anne, Neoclassical, Spanish Eclectic and Tudor architectural styles. The buildings are generally grouped as they were historically used: employee housing; patient housing; patient recreational facilities; and support buildings such as mechanical and maintenance shops. Because the site is listed as a California Historical Landmark, all of the buildings on site are considered historical. However, some of the buildings are more architecturally unique than others.

The only open access point to the property is from East Magnolia Street. All other access points have been fenced off. The internal roadway system currently serves all of the buildings on site. Utilities and infrastructure exist on the property, and the site is within the City’s urban service area. Water, sewer, electricity, natural gas, telephone, and cable services are currently supplied.

In addition to existing structures and infrastructure, the landscape environment helps to define the current character of University Park. The site includes extensive landscaping creating a park or campus-like setting. Large mature trees dominate the landscape and provide shade along the interior roadways (see Figure 2-7). Large open turf areas also exist within the property.
Figure 2-4: Superintendent's Home [Magnolia Mansion]

Figure 2-5: Elm Center
Figure 2-6: Acacia Court

Figure 2-7: North Grant Street
2.4 SURROUNDING COMMUNITY

Developed lands in the City's Midtown Neighborhood surround the project site. The Midtown Neighborhood is comprised of a mix of single- and multi-family residences in addition to commercial and non-profit/service oriented organizations. Buildings housing the San Joaquin County Department of Mental Health are adjacent to the site on the northwest. There is also an existing firehouse adjacent to the site on the northwest, along East Harding. To the southwest is the existing Department of Motor Vehicles (DMV) building. Across North California, to the west, there is an elementary school, residences and office buildings. Across East Harding Way to the north are St. Joseph's Medical Center and the San Joaquin Cemetery. The UPRR tracks lie adjacent to the site to the east. Adjacent to the site on the south are office, commercial and residential buildings (see Figure 2-2).

General Plan designations include: Industrial to the east; Industrial, Administrative/Professional, and Commercial to the south; Commercial, and Low-medium and High Density Residential to the west; and Commercial, Institutional, and Low-medium Density Residential to the north.
3 VISION AND OBJECTIVES

3.1 OVERALL VISION

The overall vision for University Park is to create a mixed-use development with a focus on providing education, employment, retail service, and residential opportunities. The proposed project is intended to serve as a long-term investment in providing higher education, employment, retail services and residential uses to the area’s projected fast growing, regional population. The proposed mixed-use development will integrate a wide range of uses in a master planned community to create an attractive magnet for people, jobs, homes, and civic activities. Reuse and intensification of the site supports smart growth principles.

University Park will be developed as a cohesive and integrated mixed-use district that balances physical development with the preservation of the site’s important existing resources. Development will be constructed over a period of time, and designed under strict development guidelines and standards. The guidelines and standards promote a distinctive park-like campus atmosphere. Uses and buildings will be organized around and integrated with the unifying existing historic resources, extensive landscape/open space systems and internal circulation network. Existing stands of heritage trees and other street-lining trees will be preserved and enhanced to the extent feasible as part of the landscape/open space network. Pedestrian-oriented facilities will be integrated throughout the project. The intent is to create an active environment that is safe and user friendly.

The educational component will continue to be the main focus of the proposed project and will remain at the heart of the community and campus. The CSUS-SC campus is a tremendous amenity that will benefit from the adjoining development plans. Retaining the campus site and supplementing it with supporting and complementing uses, will establish a long-term educational center to provide higher education to the regional population. The construction of a charter school, elementary school and possible magnet school will further expand the educational possibilities of the site and help serve the needs of the Midtown Neighborhood.

Residences will be included on the eastern corners of the site. In addition, some residences may be mixed in with offices on the southwestern portion of the project. The residences will provide additional housing opportunities
within the City of Stockton, address the need for a diversity of housing demands, and promote people living and working in the area. Aesthetically pleasing design features will be used to integrate the buildings into the character of the site and with the surrounding neighborhoods.

Commercial, retail, and office support uses will be developed as a catalyst for redevelopment within the Midtown Stockton area. These uses will not only benefit the educational and residential components of the project, but will also provide services and amenities for the Midtown Neighborhood. The combining of new buildings with existing historically significant structures will create a unique community atmosphere.

3.2 PROJECT OBJECTIVES

The specific objectives of the University Park Master Development Plan include the following:

- Establish a long-term educational center and provide higher education to the local and regional population;
- Establish a mix of commercial support and residential development that benefits the educational center, the adjacent neighborhoods, and the City's community interests;
- Provide design flexibility through the MX zoning designation so that development can respond to tenant/users needs and requirements, rapidly changing markets, and economic conditions;
- Provide for a project that is both economically feasible and vibrant;
- Create a development that is complemented with a park-like campus setting with substantial open space;
- Develop a project that will be a catalyst for redevelopment within the Midtown area and contribute to the redevelopment of downtown Stockton;
- Provide a development that is architecturally and aesthetically pleasing, has a consistent design theme with a campus and park-like feeling, preserves and compliments key historic buildings and the fabric of the site, and encourages cultural opportunities; and
- Create a safe, family-friendly pedestrian village, encouraging walking and public transportation that is user friendly for students, residents and other occupants of the site.
4 DEVELOPMENT PLAN

4.1 LAND USE PLAN

The guiding vision for University Park is the creation of a versatile mixed-use development consisting of a variety of compatible uses, while maintaining maximum land use flexibility and market sensitivity. Using the CSUS-SC campus as the core of the project centers the uses around the concept of learning opportunities in Stockton. The accompanying residential, commercial, office, school and community center uses support and compliment the educational focus and supplement services and opportunities to the surrounding community.

It is important to note that CSU and the JPA are sovereign in relation to local land use authority to the extent they carry out development and construction consistent with CSU’s mission of higher education. As a result, the CSU Trustees have the authority to approve university related development without City review or action. The land use, zoning and design regulations contained herein are applicable to those uses that are not directly supportive of the university use and mission.

☐ Land Use Plan

The Land Use Plan for University Park is reflected on Figure 4-1. A general land use summary is included on Table 4-1 below, with a more detailed parcel-by-parcel land use summary provided on Table 4-2.

<table>
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<td>Community Center</td>
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<tr>
<td>Parking</td>
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<td>DMV Expansion</td>
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<tr>
<td>Road Right-of-Way</td>
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<td><strong>TOTAL</strong></td>
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Table 4-2: Land Use By Parcel

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Land Use</th>
<th>Approx. Acreage</th>
<th>Units</th>
<th>Approx. Sq Feet¹</th>
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<tr>
<td>1</td>
<td>Residential</td>
<td>10.1</td>
<td>176</td>
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<td>2</td>
<td>Office</td>
<td>4.7</td>
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<td>50,500</td>
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<td>5</td>
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<td>6</td>
<td>Residential</td>
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<td>7</td>
<td>Elementary School</td>
<td>12.3</td>
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<td><strong>103</strong></td>
<td><strong>359</strong></td>
<td><strong>643,768</strong></td>
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</table>

Source: Grupe Commercial Company, April 24, 2003

1. Square footages are estimates. Actual yields may vary.
2. DMV expansion will occur separately from the University Park MDP and will be subject to appropriate environmental documentation in accordance with CEQA.

☐ Permitted Uses

The land uses within the University Park Master Development Plan Area will be implemented by application of an anticipated range of permitted, conditionally permitted, and/or administratively permitted uses. Potential uses are identified in the Summary of Uses portion of this section, and are consistent with those uses provided under the CSU/IPA/Grupe Commercial Company Ground Lease, Ground Sub-Lease and Operating Agreement.

☐ Development Guidelines and Standards

The University Park Development Guidelines and Standards (Section 6) include additional detail to be considered in the design, review and approval of project development. The University Park Development Guidelines supplement other City requirements by identifying considerations unique to the character and development objectives of the MDP area. All development within University Park is required to comply with the Development Guidelines and Standards, as well as the Site Authority and CSU policies for development.
☐ Flexibility in Application

A key component of the University Park Master Development Plan is flexibility. The land uses reflected on Figure 4-1, on Table 4-2 and in the Summary of Uses portion of this section represent a possible pattern of use. The Master Development Plan anticipates that some shifting in the type, mix and configuration of uses may occur over time in response to market conditions and landowner or City expectations. This flexibility is consistent with the criteria established by the MX zone district. A shift in the configuration, mix or type of uses may be approved by the Community Development Director if such a shift is determined to be consistent with:

1. The overall vision and objectives of the University Park Master Development Plan;
2. The provisions of the CSU/LPA/Grupe Commercial Company leases and Operating Agreement;
3. The goals of the CSUS-SC/Midtown Neighborhood Master Revitalization Strategy;
4. The goals and policies of the City of Stockton General Plan; and
5. The scope of the University Park Environmental Impact Report.

See Section 5.2 for additional discussion on flexibility in implementing the Master Development Plan.

☐ Summary of Uses

Education

The CSUS-SC will remain at the heart of the community and site. The CSUS-SC currently occupies a portion of Weber Square and may relocate to occupy the existing Acacia Court Building and incorporate Magnolia Mansion. As of Spring 2002, CSUS-SC had a headcount of 1,206 with 505 full-time equivalent students (FTES). The ten-year projected enrollment number is 1,000 FTES. The campus will be expanded to accommodate the growing enrollment projections. Over time, this may include expansion into the adjacent designated office areas. Parking is to be located near the campus to support the students and faculty. As previously noted, the CSU Trustees have the authority to approve university related development without City review or action if that development is consistent with its mission of higher education.
A proposed charter school will serve approximately 350 students in grades 9 through 12. The charter school is anticipated to reuse an existing building. An elementary school, serving approximately 800 students in grades K through 8, is proposed for the Stockton Unified School District along East Park Street. The 200-student Kohl School, a magnet school currently located at 6325 North Alturas in Stockton, may also be relocated to the proposed elementary school site. The proposed school sites will serve Midtown residents and are required to comply with all California Department of Education regulations regarding the siting, construction, and operation of schools. The proximity of the various educational uses may allow for interactive programming opportunities and sharing of facilities.

With a projected employment rate of one employee per 502 square feet, the estimated 199,000-square foot CSUS-SC will generate approximately 396 employees. Approximately 190 additional employees will be generated from the charter and elementary school sites.

Potential uses anticipated within the education areas include, but are not limited to:

- CSU - Stockton Center
  - Classrooms
  - Labs
  - Administration & Offices
  - Post-Secondary Education
  - Delta Community College
  - Allen Short Gallery
- Magnet School (K-6)
- Pre-School
- Library
- Trade, Vocational & Business School
- Child Care Center
- Youth Activity Center
- Community Assembly/Meeting Hall
- Recreation/Sports Facility
- Student Services

Under CSU and local school district sovereignty, educational uses are not subject to City jurisdiction or approval. Uses beyond those above may occur if consistent with the CSU/JPA/Grupe Commercial Company leases and Operating Agreement.
Residential

The addition of housing in the area is an identified need, and will help to promote round-the-clock activity on the site. The housing could include single family residential, a small senior village, a dense apartment complex, a mix of urban town homes and condominiums, student-targeted housing, and, as support to the medical center, a hospice. Implementation of the project will result in the construction of approximately 359 new dwelling units.

Housing provided within University Park is anticipated to be a combination of market rate and affordable product as specified in the project development agreement. The overall average density is anticipated to be slightly over 16 dwelling units per acre. With the City of Stockton current average of 3.1 persons per household, the proposed residential areas will accommodate up to approximately 1,113 residents.

Potential uses anticipated within the residential areas include, but are not limited to:

- Attached Single Family
- Apartment
- Town Home
- Condominium
- Senior Housing
- Hospice
- Family Care Home
- Student Housing
- Executive Living
- Rental/Lease Housing
- Market Rate Housing
- Subsidized Housing

The full range of permitted uses shall include those specified by the City’s R-3 District (Municipal Code, Section 16-035). Additional uses may by allowed if determined by the Community Development Director to be similar in nature or operation to the above.

Office

The majority of the property not utilized by CSUS-SC, SUSD schools, and housing is designated for various office uses. The office uses will supplement employment opportunities found in surrounding areas of the city. These uses could include call centers, data entry, back office processing, small entrepreneurial businesses, job training centers and other employee-improvement facilities. In addition, there may be a demand for medical offices given the close proximity of St. Joseph’s Medical Center and the San Joaquin County Department of Mental Health. A 2.1-acre portion
of the property has been designated as Office/Residential. In addition to the anticipated office uses, this area incorporates the existing residences on Doctor’s Row and may include up to 13 single-family units.

The office users will utilize some of the existing historic buildings, but it is anticipated that most of the businesses will move into new buildings designed to complement the architectural character of the current buildings on the site. Given the unique configuration of some of the existing buildings, as well as the distinctive character of the site, it is anticipated that a more diverse range of potential users may be attracted to University Park than in a typical office complex. With an employment rate of one employee per 302 square feet of administrative professional use, the estimated 332,662 square feet of project office use (inclusive of Office/Residential) will generate approximately 1,102 employees.

Potential uses anticipated within the office areas include, but are not limited to:

- General Office
- Business/Professional Office
- Government Office/Satellite Facility
- DMV Expansion
- Non-profit Office
- Call Center
- Back Office Processing
- Data Entry
- Job Training Center
- Vocational/Specialty School
- Medical Office
- Doctor’s Office
- Clinic

- Laboratory
- St. Joseph’s Hospital Support Uses
- Dental Office
- Chiropractic Office
- Business Support
- Personal Services
- Community Assembly/Meeting Hall
- Broadcasting/Recording Studio
- Day Care
- Funeral Home/Services
- Bank and Financial Services
- CSUS-SC Uses & Expansion
- Single-Family Housing

Additional uses may be allowed if determined by the Community Development Director to be similar in nature or operation to the above.
Commercial (Retail)

Commercial uses will be located along the north side of the community to take advantage of the visibility and access from East Harding Way. The commercial site will serve not only the users and residents of University Park, but also the surrounding Midtown Neighborhood. Uses could likely include restaurants, service commercial spaces such as travel agencies and cleaners, a bookstore and carryout food. With a projected employment rate of one employee per 453 square feet of commercial use, the estimated 62,650 square feet of project commercial use will generate approximately 138 employees.

Potential uses anticipated within the commercial area include, but are not limited to:

- Restaurant (Sit Down & Fast Food)
- **Restaurant (w/ alcohol service)**
- Bookstore
- Coffee Shop
- Deli
- Service Commercial
- Hair Salon
- Nail Salon
- Cleaners
- Copy Center
- ATM/Bank
- Veterinary Hospital
- Nursery
- Sporting Goods
- Travel Agency
- Print Shop
- Repair Shop
- Clothing Shop
- Shoe Shop
- Accessories Shop
- Tailor
- Gas/Service Station
- Pharmacy
- Florist
- Furniture/Home Furnishing
- Bicycle Shop
- Automotive Parts/Accessories
- Antique Shop
- **Second-hand Store**
- **Movie Theater (4 or less screens)**
- **Arcade**
- Music
- Jewelry
- Tobacco Shop
- Gift Store
- Photo Shop
- Newsstand
- **Hotel/Motel**

The full range of permitted uses shall include those specified by the City's C-2 General Business District (Municipal Code, Section 16-043). Those uses noted above in bold/italics typically require approval of a Use Permit in the C-2 district. These uses are permitted by right in University Park in accordance with this MDP and through the application of the Mixed Use (MX) zone district. Additional uses may be allowed if determined by the Community Development Director to be similar in nature or operation to the above.
Community Center

The proposed community center will be located on North Grant Street. The center will use two of the existing historic buildings, Aspen Center and Pine Center, as well as an existing auditorium. Potential uses for the community center include a fitness center, restaurant, meeting rooms, repertory theater groups, and outdoor theater. There is also the opportunity, by adding onto the auditorium, to create a conference and meeting facility within the center that could be used by the public, CSUS-SC and the private business community. With an employee generation rate of one employee per 502 square feet of educational/institutional use, the proposed 46,000-square foot community center will generate approximately 92 employees.

Potential uses anticipated within the community center include, but are not limited to:

- Restaurant
- Fitness Center
- Meeting Rooms
- Auditorium
- Theater
- Conference Center
- Activity Center (Special Events)
- Community Assembly/Meeting Hall
- Recreation/Sports Facility
- Library
- Art Gallery

Additional uses may be allowed if determined by the Community Development Director to be similar in nature or operation to the above.

Miscellaneous Uses

In addition to the identified primary uses, various miscellaneous uses may be incorporated within University Park. These uses are intended to compliment the primary uses of the site, further the intent of creating an active multi-use environment, and provide a benefit to the community. Potential miscellaneous uses anticipated within the project include, but are not limited to:

- Band Shell or Outdoor Theater
- Museum
- Art in Public Places
- Botanical Garden.
- Community Ornamental Garden
- Police Sub-Station
- Recreation/Sports Facility
Additional miscellaneous uses may be allowed if determined by the Community Development Director that the proposed use:

1. Does not conflict with the primary uses or character of the project;
2. Provides a benefit to the project and community;
3. Is consistent with the vision and objectives of the University Park Master Development Plan; and
4. Is consistent with the parameters of the University Park Environmental Impact Report.

Miscellaneous uses consistent with the CSU educational mission are not subject to City jurisdiction or approval, but shall be consistent with the CSU/JIPA/Grupe Commercial Company leases and Operating Agreement.

Parking

Approximately 3,659 parking spaces may be provided on-site, including the existing 932 marked parking stalls. This will be an addition of approximately 2,727 parking spaces. The number of actual spaces will depend on the ultimate mix of uses and will be in compliance with the City of Stockton Zoning Code.

On and off street parking will be provided throughout the site, with the potential for parking structures. A centrally located common lot (Parcel 13) is proposed at the northwest corner of the site, adjacent to the existing off-site San Joaquin County Department of Mental Health. The lot will be approximately 7.1 acres and will provide spaces for on-site uses. The lease from CSU to the Stockton Center Site Authority stipulates that there will be space available for an approximately 5.5-acre parking lot for CSUS-SC students. In addition to the common lot, smaller lots will be provided throughout the community to meet the needs of particular land uses.

Given the configuration of the site and current parking areas, opportunities exist to utilize shared parking to take advantage of the different peak parking characteristics of the various existing and proposed uses. The use of shared parking to meet space requirements is encouraged and may be approved by the Community Development Director.
Temporary Recycling Facility

The project will include the operation of a temporary, portable recycling facility. The recycling facility will be an interim use in operation during initial project construction. The facility will be used to recycle material from the demolition of buildings on-site. Some material will be re-used on the project site and some will be hauled off-site. The recycling facility will also possibly be used to recycle demolition material from off-site for use in new construction, subject to appropriate conditions and restrictions.

Operation of the temporary recycling facility will be subject to the provisions of the project development agreement, which will address:

1. Length and hours of operation;
2. Permitted locations;
3. Types of materials that may be processed and acceptance of off-site materials;
4. Truck routes;
5. Noise and dust generation;
6. Compliance with the University Park Environmental Impact Report; and
7. Other provisions determined necessary to minimize on-site and off-site impacts.

4.2 HISTORIC RESOURCES AND PRESERVATION PLAN

As previously noted, there are a number of historic structures on the University Park site. The historic structures and resources are important due to their association with the development of mental health facilities in the western United States. There are both contributing and non-contributing resources to the historic district. A contributing resource is defined as a building or structure adding to the historic significance of a property as opposed to a non-contributing resource, which does not add to the historic significance. The preservation of historic resources, and integration of new development with these resources, is a key objective of the Master Development Plan.

In accordance with the consultative process required under Section 5024 of the Public Resources Code, CSU and the State Historic Preservation Office (SHPO) have approved a tentative agreement as to which historic buildings
comprise the primary resources of the core historic district on the University Park site. This agreement has tentatively determined which specific structures will be retained and rehabilitated and those that will be allowed to be demolished.

☐ **Structures to be Retained**

Several existing historic buildings will be preserved as development of University Park proceeds. An Illustrative Site Plan (Figure 4-2) has been prepared to demonstrate the possible site configuration, and the integration of existing and new buildings. The Illustrative Site Plan notes those historic structures required to be retained, non-historic structures that may be retained, and possible configurations of new buildings. The Illustrative Site Plan is conceptual and, with the exception of those historic structures noted for retention, is subject to change as development of the site occurs.

As reflected on the Illustrative Site Plan, more than 50 buildings initially existed on site. At the time of MDP approval, 28 of these existing buildings were considered contributors to the historic district. The proposed project would retain and potentially renovate 18 buildings, and demolish 32 buildings. Of the 18 buildings to be retained, 15 are noted as contributors to the historic district. Of these, CSU may choose to rebuild, rather than renovate, Acacia Court. The historic buildings (contributors) to be retained are summarized on Table 4-3, with a complete listing of all existing site structures included in Appendix A.

Included, as historic buildings required to be retained, are Magnolia Mansion and Doctor’s Row. The Stockton City Council designated Magnolia Mansion, built in 1900, as Stockton Historical Landmark No. 4 in 1971. The Doctors’ Row Historic District was designated as a historical site in 1985. The residences on Doctor’s Row housed the physicians at the Stockton Developmental Center, and the Mansion was the Superintendent’s home. Magnolia Mansion, which is a strong example of neoclassical architecture, is the only structure on-site considered individually significant. The remaining structures are significant as a group of historic resources. The Stockton Developmental Center is California Registered Historical Landmark No. 1016, and is listed on the California Register of Historic Places.
Table 4-3: Historic Structures (Contributors) To Be Retained

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Year Built</th>
<th>Gross Square Feet</th>
<th>Type</th>
<th>Structure Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Court</td>
<td>1900</td>
<td>7,169</td>
<td>Residence</td>
<td>2-story frame. Historic landmark in Doctor's Row.</td>
</tr>
<tr>
<td>Superintendent's Home (Magnolia Mansion)</td>
<td>1900</td>
<td>7,169</td>
<td>Residence</td>
<td>2-story frame. Historic landmark in Doctor's Row.</td>
</tr>
<tr>
<td>Volunteer Center (Aspen Center)</td>
<td>1931</td>
<td>28,114</td>
<td>Classroom/</td>
<td>2-story concrete building, tile roof. Half of building is 2-story warehouse space, half of building is dining and meeting rooms.</td>
</tr>
<tr>
<td>114 N. Grant</td>
<td>1931</td>
<td>28,114</td>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Religious Center (Elm Center)</td>
<td>1916</td>
<td>11,202</td>
<td>Religious</td>
<td>Stucco building, partial second floor, tile roof. 8 efficiency apts. upstairs.</td>
</tr>
<tr>
<td>1080 N. Grant</td>
<td>1916</td>
<td>11,202</td>
<td>Center</td>
<td></td>
</tr>
<tr>
<td>Campbell Achievement Center (Eucalyptus Center)</td>
<td>1916</td>
<td>17,218</td>
<td>Classroom/</td>
<td>Wood frame stucco building, mission tile and built-up roofs, partial second story.</td>
</tr>
<tr>
<td>755 E. Magnolia</td>
<td>1916</td>
<td>17,218</td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Foster Grandparents (Evergreen Hall)</td>
<td>1931</td>
<td>7,148</td>
<td>Office/</td>
<td>2-story masonry and stucco building, tile roof. 8 efficiency apts. upstairs.</td>
</tr>
<tr>
<td>1282 N. Grant</td>
<td>1931</td>
<td>7,148</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Allan Short Center (Oak Hall)</td>
<td>1914</td>
<td>22,254</td>
<td>Office/</td>
<td>2-story concrete block building, tile roof.</td>
</tr>
<tr>
<td>1004 N. Grant</td>
<td>1914</td>
<td>22,254</td>
<td>Classroom</td>
<td></td>
</tr>
<tr>
<td>Curved Needle (Pine Center)</td>
<td>1929</td>
<td>6,192</td>
<td>Upholstery</td>
<td>Concrete block building on slab, tile roof.</td>
</tr>
<tr>
<td>1204 N. Grant</td>
<td>1929</td>
<td>6,192</td>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Residence 1 504 and 506 E. Acacaia</td>
<td>1870</td>
<td>4,746</td>
<td>Office/</td>
<td>2-story masonry building, 2 separate apartments, asbestos shingle roof, wood floors, full basement, multiple fireplaces. Historic landmark in Doctor's Row.</td>
</tr>
<tr>
<td>Residence 2 520 E. Acacia</td>
<td>1870</td>
<td>4,746</td>
<td>Residential</td>
<td>2-story masonry building, asbestos shingle roof, wood floors, full basement. Historic landmark in Doctor's Row.</td>
</tr>
<tr>
<td>Residence 3 560 E. Acacia</td>
<td>1870</td>
<td>4,746</td>
<td>Office/</td>
<td>2-story masonry building, asbestos shingles, wood floors, full basement, major interior fire damage. Historic landmark in Doctor's Row.</td>
</tr>
<tr>
<td>Residence 13 (Grant Street House)</td>
<td>1888</td>
<td>4,746</td>
<td>Residential</td>
<td>2-story wood sided building, wood floors, composition roof.</td>
</tr>
<tr>
<td>710 N. Grant</td>
<td>1888</td>
<td>4,746</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Delta Learning Center (Sequoia Hall)</td>
<td>1938</td>
<td>28,174</td>
<td>Classroom/</td>
<td>2-story concrete block building, tile roof.</td>
</tr>
<tr>
<td>1281 N. Grant</td>
<td>1938</td>
<td>28,174</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Vonnie Ehr Library (Spruce Center)</td>
<td>1929</td>
<td>6,120</td>
<td>Library</td>
<td>Concrete block building, single story, mission tile roof.</td>
</tr>
<tr>
<td>1203 N. Grant</td>
<td>1929</td>
<td>6,120</td>
<td>Library</td>
<td></td>
</tr>
</tbody>
</table>

Note: CSUS-SL may choose to rebuild, rather than renovate, Acacia Court.

Development within University Park will include the demolition of buildings, renovation/remodel of buildings, and construction of new buildings. All development activities are required to abide by the City of Stockton Historic Preservation Ordinance, Project EIR mitigation measures and the Development Guidelines and Standards (Section 6) of the Master Development Plan. Coordination with the City of Stockton Cultural Heritage Board and the State Historic Preservation Office (SHPO) will be necessary.
4.3 INFRASTRUCTURE AND SERVICES PLAN

Utilities and services already exist or are provided to University Park. In addition to roadways, existing infrastructure includes water, wastewater, storm drainage, solid waste, electric, natural gas, telephone and cable. University Park will utilize the existing infrastructure, and upgrade these facilities as needed, to support full development of the project.

Transportation

Roadways

University Park will include an interior private roadway system, with fencing along the perimeter of the project to control access to the site. Access to University Park will be provided via the following two project entries:

- **North California Street** – The existing intersection at East Magnolia Street will be retained and improved. East Acacia Street will be removed and replaced with curb, gutter and sidewalk prohibiting direct access from North California Street.
- **East Harding Way** – North Grant Street will be realigned eliminating the existing access point and creating a new signalized intersection across from Palm Avenue.

In addition, the Stockton Unified School District Site (Parcel 7) will have direct access from East Park Drive.

The overall internal street configuration is arranged as a modified extension of the City’s grid pattern. North Grant, East Magnolia, East Acacia, and North American Streets form the primary north/south and east/west spines of the site. Some internal intersections may have roundabout features that may include changes in paving materials, fountains and/or planted islands. The design of the roundabout features, project entries and streetscape landscaping, will be guided by the University Park Development Guidelines and Standards (Section 6).

The University Park EIR Traffic Impact Study recommends specific intersection improvements to improve intersection LOS to “D” or better. Improvements would be funded through the City’s Public Facilities Fees and Capital
Improvement Program. University Park will contribute its fair share towards theses improvements in accordance with the terms of the project development agreement.

In general, installation of the project’s frontage improvements and payment of the PFF constitutes the owners, developers and/or successors-in-interest proportionate share of participation. Should the extent of identified PFF improvement(s) be revised, all or part of the PFF program repealed or suspended, or for other reasons/actions improvement(s) become ineligible under the PFF program in effect at the time of development, the owners, developers and/or successors-in-interest shall be responsible for payment of their proportionate share of the cost of improvement(s) in accordance with the terms specified in the project development agreement.

Pedestrian/Bikeways

Pedestrian access will be available at various points along North California Street, East Harding Way and East Park Street. Sidewalks, which are setback from the curb, will parallel the primary internal streets and will connect to the City’s existing sidewalk system surrounding the project site. Secondary walks onsite will connect internal buildings, parking lots, and amenities. Locations will be provided throughout the site for benches, planting areas, and public art.

See Development Guidelines and Standards for more information on the design of roadways and pedestrian/bikeways.

Transit

The San Joaquin Regional Transit District (SJRTD), also called Stockton Metropolitan Transit (SMART), is the primary public transportation service in the area. SJRTD provides fixed-rout and dial-a-ride services. All roadways within the project site will be wide enough to accommodate public transit vehicles. It is undetermined whether there will be any bus stops within the project site. Bus turnouts will be required for any bus stops along the project frontage. As noted in the Development Guidelines and Standards (Section 6), bus stops should be of a consistent design and include a permanent, covered structure that provides all weather protection.
Utilities

Water

The California Water Service Stockton District (CWS) currently provides, and will continue to provide, water service to
the University Park site. The water supply provided by CWS is derived from a combination of groundwater and
purchased supplemental water. Treated water for CWS comes from the Stockton East Water District’s Water
Treatment Plant. The primary components of water demand are water uses that ultimately get discharged to the
sanitary sewer system and water that is utilized for irrigation. The University Park project is anticipated to have a
total water use of approximately 178,540 gallons per day (200 acre feet per year) at buildout. This level of demand
is actually less than the historic demand for the site based on prior buildout of the Stockton Developmental Center.

The existing on-site domestic water distribution system is comprised of approximately eight six-inch diameter
pipeline loops that distribute both domestic water and fire flows throughout the site. There are segments of pipe
within some of the loops where flows are constricted by smaller diameter piping and valves. The primary water
service to the site is a CSW owned and maintained eight-inch diameter main distribution water line that bisects the
site at East Magnolia Street. This main line is connected to a larger network on the west end, at the intersection of
North California Street and East Magnolia Street, and extends through the site along East Magnolia Street to the
Union Pacific Railroad tracks. The on-site water distribution system connects into the eight-inch diameter main
distribution line at the intersection of North Grant Street and East Magnolia Street. On-site water storage is provided
by an elevated storage tank located to the south of the existing central plant, near the center of the site. The
elevated storage tank has a capacity of approximately 75,000 gallons. The on-site distribution and storage systems
are and will continue to be privately owned, operated and maintained by CSU and the Site Authority, in accordance
with the CSU/JPAGruppe Commercial Company leases and Operating Agreement.

Based on the City’s minimum flow requirements, the existing water distribution system will be unable to maintain the
minimum system pressure and provide continuous, adequate fire flows. The majority of the existing on-site water
distribution system will need to be replaced in order to meet the City of Stockton’s current fire demand criteria. At
the time of MDP approval, off-site infrastructure improvements had not been fully analyzed.
Prior to the issuance of the first development permit for University Park, the owners, developers or successors-in-interest shall prepare a comprehensive water master plan for approval by the California Water Service and the City of Stockton Public Works Director and/or Municipal Utilities Director. The master plan shall identify the size, location and timing of all water system improvements required to serve the University Park MDP area in accordance with CWS/City improvement standards, and shall be accompanied by all supporting technical information and calculations. The intent of the water master plan is to ensure that system capacity, infrastructure and connection points are provided to meet project needs.

The Master Developer shall receive credit for that existing system capacity required to serve build out of the University Park site based on past uses (Stockton Developmental Center buildout) in accordance with the provisions of the project development agreement. All water system improvements and development within University Park shall be in compliance with the approved water master plan and development agreement.

**Wastewater**

Sanitary sewer service currently is, and will continue to be, operated and maintained privately by CSU Stanislaus & the Site Authority in accordance with the CSU/IPA/Groupe Commercial Company leases and Operating Agreement. The on-site sewer system was originally constructed in the late 1800s and early 1900s, and there have been many extensions, replacements and modifications made to the system since its original construction. The on-site system collects wastewater from the buildings onsite and conveys the flows to one of two points of connection to the City of Stockton's existing sanitary sewer collection system in the public streets adjacent to University Park. The primary collector is a sixteen-inch diameter sewer trunk pipeline that connects to the City of Stockton's sewer collection system on the south side of the site at the intersection of East Park Street and North Grant Street. A secondary collector consisting of an eight-inch diameter sewer trunk pipeline connects to the City's collection system on the west side of the site at the intersection of East Poplar Street and North California Street.

All wastewater is treated at the City of Stockton's Regional Wastewater Control Facility. The University Park project is estimated to generate approximately 178,540 gallons per day of wastewater at buildout. This level of generation is actually less than the historic generation from the site based on prior buildout of the Stockton Developmental Center.
The primary on-site collection system consists of a sixteen-inch diameter main trunk line in North Grant Street and a fourteen-inch diameter truck line in East Vine Street. The secondary trunk line consists of a six-inch diameter and an eight-inch diameter pipeline in East Poplar Street. Small diameter sanitary sewer laterals and services extend from the main trunk lines to the individual buildings on site. The majority of the on site sanitary sewer is believed to be constructed of vitrified clay with some segments being constructed of transit pipe.

The preliminary analysis of the onsite sewer trunklines, indicated that the system has adequate capacity to serve the Proposed Project. There may be reasons other than the system's capacity, such as the realignment of streets or conflicts with proposed structures that may require portions of the system to be replaced or realigned. At the time of MDP approval, off-site infrastructure improvements had not been fully analyzed.

Prior to the issuance of the first development permit for University Park, the owners, developers or successors-in-interest shall prepare a comprehensive wastewater master plan for approval by the City of Stockton Public Works Director and/or Municipal Utilities Director. The master plan shall identify the size, location and timing of all wastewater system improvements required to serve the University Park MDP area in accordance with City's improvement standards, and shall be accompanied by all supporting technical information and calculations. The intent of the wastewater master plan is to ensure that system capacity, infrastructure and connection points are provided to meet project needs.

The Master Developer shall receive credit for that existing system capacity required to serve build out of the University Park site based on past uses (Stockton Developmental center buildout) in accordance with the provisions of the project development agreement. All wastewater system improvements and developments within University Park shall be in compliance with the approved wastewater master plan and development agreement.

**Storm Drainage**

Storm drainage is provided to the project site by an onsite drainage system, the construction of which dates back to the late 1800's and early 1900's. The existing storm drainage system on the University Park site is a private system that is currently being operated and maintained by CSU & the Site Authority, in accordance with the CSU/JPA/Grupe Commercial Company leases and Operating Agreement.
The existing storm drainage system collects drainage from existing street catch basins, roof leaders and landscape drains on the site, and conveys the drainage to the north side of the site where the onsite drainage system connects to the City of Stockton’s existing 60 inch diameter storm drain in East Harding Way, to the east of its intersection with Cemetery Lane.

The existing onsite storm drainage collection system includes main drain lines in North Grant Street, in East Acacia Street, in East Willow Street and a main line that is located to the east of North American Street, outside of the street corridor. These main lines vary in size from 10 inches in diameter, up to 36 inches in diameter, and converge near the intersection of North American Street and East Vine Street. At this point the storm drainage from the site is conveyed in a 42 inch diameter pipe to its point of connection to the City of Stockton's storm drain system at the 60 inch diameter pipe in Harding Way. The majority of the onsite storm drain collection system is believed to be constructed of concrete pipe.

The preliminary hydraulic analysis indicates that the maximum site runoff generated from University Park by a storm with a ten-year return frequency is very comparable (slightly lower peak flow) to existing site conditions. The preliminary analysis of the storm drainage system indicates that for the proposed land uses, it will be necessary to replace and upgrade significant portions of the existing on-site storm drainage piping in order to increase capacity to be able to accommodate a ten-year storm, as required by the City of Stockton's current storm drainage design criteria. New curbs, gutters, and grates would need to be constructed along new and extended streets, or realigned in places where there would be round-abouts. At the time of MDP approval, off-site infrastructure had not been fully analyzed.

Prior to the issuance of the first development permits for University Park, the owners, developers or successors-in-interest shall prepare a comprehensive storm drainage master plan for approval by the City of Stockton Public Works Director and/or Municipal Utilities Director. The master plan shall identify the size, location and timing of all storm drainage system improvements required to serve the University Park MDP area in accordance with City's improvement standards, and shall be accompanied by all supporting technical information and calculations. The intent of the storm drainage master plan is to ensure that system capacity, infrastructure and connection points are provided to meet project needs.
The Master Developer shall receive credit for that existing system capacity required to serve build out of the University Park site based on past uses in accordance with the provisions of the project development agreement. All storm drainage system improvements and developments within University Park shall be in compliance with the approved storm drainage master plan and development agreement.

Solid Waste

Solid waste from the project site is disposed of at the Austin Road Landfill. In addition to Austin Road Landfill, there are three other landfills available for disposal of solid waste, which include North County Landfill, Foothill Landfill and Forward Landfill. The Austin Road Landfill is a Class III Landfill and is located on a site that is approximately 410 acres in size. Within the landfill site, a 123-acre original disposal area and an approximately 128-acre expansion area exist. Current permitted capacity at Austin Road Landfill is 18,200,000 cubic yards, with a life expectancy of reaching capacity in 2053. Current plans include consolidation of the Forward and Austin Road Landfills in order to create one Class II facility of approximately 574 acres. Existing facilities at the Austin Road and Forward Landfills also include a transfer station/resource recovery facility, soil borrow areas, composting areas, and storage and support areas. Salvaging, volume reduction, and recycling activities have been conducted at the transfer station.

Solid waste from the residential portions of University Park will be collected by the City’s franchisee and transported to the landfill. Stockton Scavengers and Sunrise Sanitation handle residential curbside recycling in the City of Stockton, and participation is voluntary to residents. Commercial solid waste will be collected, transported and disposed of by commercial waste haulers through private contracts.

Electric

Pacific Gas and Electric (PG&E) currently provides limited electrical service to the site. Service is provided through an on-site meter and then redistributed throughout University Park. Power lines within the project site are located along East Acacia, North Grant, East Flora, North Aurora, East Magnolia, East Rose, and North State, with connecting lines to buildings and facilities on the site. A four-kilovolt (kV) electrical distribution line is currently available at the southern end of the site, with 4 kV available on North California and a 12 kV line located on Harding Way. On Harding Way, 60 kV of electrical transmission service is available. The electrical system is aging, and PG&E recommends elimination of the existing meter/distribution systems and the construction of new on-site
infrastructure. Any necessary modifications to the electrical system will be coordinated with PG&E. All on-site service lines will be located below ground. While no new off-site infrastructure improvements are anticipated, further consultation with PG&E is required as development proceeds.

**Natural Gas**

Pacific Gas and Electric (PG&E) currently provides limited natural gas service to the site. Service is provided through an on-site meter and then redistributed throughout University Park. Gas lines on the project site, ranging in size from two to six inches, are located underground, under and parallel to roads including East Poplar, North Grant, East Flora, East Acacia, and North Stanislaus. Adjacent to the site, natural gas lines are also available on Harding Way near North California. PG&E provides natural gas to a 5-pound meter along East Harding on the north side of the project site. The natural gas system is aging, and PG&E recommends elimination of the existing meter/distribution system and construction of on-site infrastructure. Any necessary modifications to the natural gas system will be coordinated with PG&E. While no off-site infrastructure improvements are anticipated, further consultation with PG&E is required as development proceeds.

**Telephone**

Telephone service to University Park is and will continue to be provided by Pacific Bell. There are existing telephone lines on-site, but there will need to be some on-site expansion of the system so that new buildings can be served. Such expansion will be coordinated with Pacific Bell. No off-site infrastructure improvements are anticipated.

**Cable**

There are existing lines on site, but there would need to be some on-site expansion of the system so that new buildings can be served. No off-site infrastructure improvements are anticipated.
Services

Police

On June 15, 2002, Grupe Commercial Company, the Site Authority, the City of Stockton and County of San Joaquin executed a Memorandum of Understanding that outlined each party's responsibilities regarding security on the University Park campus. Grupe Commercial Company has contracted with a private security company to patrol University Park 24 hours a day/7 days per week. The City of Stockton is responsible for the property outside of University Park and has agreed to increase its coverage and respond to needs at University Park that a private security company cannot address. The County has contracted with the San Joaquin Sheriff Department to have a sheriff on site at the adjacent San Joaquin County Mental Health facility during peak times and has also contracted with a private security company for 24 hours a day/7 days per week coverage.

Fire

The Stockton Fire Department provides fire protection and prevention services and paramedic emergency medical service to all areas of the City, including the project site. There is a fire station located immediately adjacent to University Park along East Harding Way. The City's policy is that 80-percent of emergency calls will have a response time of 3.5 minutes or less. No issues are anticipated relating to response times and Fire Department services.

Parks and Recreation

The City operates neighborhood parks, community centers, and community parks through its Parks and Recreation Department. The Parks and Recreation Department also operates special regional recreational facilities, such as the Civic Auditorium and regional golf courses. Table II-4 of the City General Plan includes park standards by type of park, for the number of acres per 1,000 persons, for the size range of the park, and for the ideal service radius. University Park will increase the number of residents in the City, as well as increase the number of employees and students on the project site. In order to maintain the City-wide park standard, the addition of approximately 1,113 residents would require approximately 1.3 acres of parkland. As a result, University Park is required to provide 1.3 acres of neighborhood parkland or, as an alternative, provide fees or other contributions equivalent to 1.3 acres in order to establish parkland elsewhere in the City. Specific contributions shall be as specified in the project.
development agreement. Uses related to the CSU educational mission and other educational uses do not require contributions to parkland.

**Libraries**

The Stockton-San Joaquin County Public Library system has four branches in the City of Stockton. These are Margaret Klausner Troke Branch Library, Cesar Chavez Central Library, Fair Oaks Branch Library, and Maya Angelou Southeast Branch Library. These four libraries currently serve, and will continue to serve, the University Park site.

**Schools**

The Stockton Unified School District (SUSD) serves K through 12 students in the City of Stockton. The proposed project will increase the number of residents by approximately 1,113. This will increase the number of school-age children associated with the project. The proposed project includes the construction of a charter school, an elementary school and the relocation of a magnet school onto the University Park site. It is anticipated that the increase in demand for schools to serve the project will be fully mitigated through the payment of applicable school facility fees in accordance with SB 50.
5 IMPLEMENTATION

5.1 PHASING AND FINANCING

☐ Phasing

It is critical to ensure that adequate infrastructure is in place prior to development within University Park. All appropriate local, state, and federal permits are required prior to any development activity onsite. The project development agreement must be entered into prior to the issuance of any building permit, tentative map, or any other entitlement. Construction of the project is anticipated to start in 2003, and would be built out over approximately 10 to 15 years in response to market demand. Each individual project will be required to extend infrastructure to provide service. No development shall be allowed that is dependent upon construction of public improvements unless and until the master developer, or successor-in-interest, has provided assurance in a form approved by the City that the required public improvements will be constructed and completed in accordance with all applicable City standards. All required infrastructure, including any identified off-site improvements needed to serve a project, shall be completed prior to occupancy of that project. The Master Developer shall receive credit for that water, wastewater, and storm drainage existing system capacity required to serve build out of the University Park site based on past uses (Stockton Developmental Center buildout) in accordance with the terms of the project development agreement.

☐ Financing of Facilities and Improvements

There are a variety of potential financing mechanisms to be used to fund necessary capital improvements. Each project will be financed on a case-by-case basis. Low interest loans set up with the State, CSU and the Site Authority will be used to finance infrastructure on the project site. For specific projects, local lenders could be used to privately fund loans. It is possible that grants, if available, would be used for remodeling historic buildings.
5.2 ADMINISTRATION

☐ Regulatory Agency

The City of Stockton is the public agency responsible for the administration, implementation, and the enforcement of this Master Development Plan. All development within University Park is required to be consistent with the Master Development Plan, the City of Stockton General Plan, the Midtown Redevelopment Plan, the City of Stockton Municipal Code and other applicable codes and regulations.

CSU is sovereign in relation to local land use authority to the extent it carries out development and construction consistent with its mission of higher education. As a result, the CSU Trustees have the authority to approve university related development without City review or action. The administration and process provisions contained herein are applicable to those uses that are not directly supportive of the university use and mission.

☐ University Park Design Review Committee

The Master Developer, the Grupe Commercial Company, will create a Design Review Committee for University Park. The University Park Design Review Committee will review all proposed development projects for consistency with the intent and purpose of the Master Development Plan, and for design quality. Project plans must be submitted to and approved by the University Park Design Review Committee prior to being submitted to the City of Stockton for any required review; shift in the configuration, mix or type of use; determinations on permitted uses; project approvals; or issuance of permits.

☐ Review of Development Applications

The University Park Master Development Plan includes land use regulations and development guidelines and standards to guide review of specific development plan proposals that are considered subsequent to approval of this Master Development Plan. While the Master Development Plan provides direction, additional detail regarding specific development projects is required with subsequent development application submittals. The City of Stockton Community Development Director will review and approve subsequent development applications.
All applications for non-university development projects and permits within University Park shall be in the form established by the City of Stockton Community Development Department at the time of application, and shall include all information required by the City including such information as determined necessary to demonstrate consistency with the Master Development Plan, project development agreement and other applicable policies and regulations. The City of Stockton Community Development Department shall not accept an application for processing, or issue any permit, without a written finding of consistency and compatibility with the terms of the Master Development Plan and development agreement from the University Park Design Review Committee. Upon acceptance of an application, all projects shall be processed in accordance with applicable City codes and requirements.

All applications for project approval shall include such construction plans, site plans, soil reports, building elevations and technical studies as may, in the opinion of the Design Review Committee and/or the Community Development Director, be required for the applicant to demonstrate consistency of the proposed project with the Master Development Plan. In addition, such applications must either (i) demonstrate the existence of the off-site infrastructure necessary to accommodate the proposed development within the terms of this Master Development Plan, or (ii) provide for construction of such infrastructure and other elements affecting the MDP Area to be developed in accordance with the terms of this Master Development Plan. Such infrastructure facility plans and other detailed plans shall meet the City’s established standards and shall be reviewed and approved by the Public Works Director.

Subsequent development projects anticipated include, but are not limited to, tentative parcel and subdivision maps, review of multi-family residential, commercial, retail, and office areas (e.g., development plan review, conditional use permit, etc.), improvement plans and building permits. The City Community Development Director, in acting to approve a subsequent project or permit, may impose conditions as are reasonably necessary to ensure that the project is consistent with the University Park Master Development Plan, compatible with surrounding land use, and in compliance with all applicable City plans and regulations. All applications that comply with the Master Development Plan, and applicable City of Stockton plans and regulations, shall be approved.

As previously noted, the CSU Trustees have the authority to approve university related development without City review or action if that development is consistent with its mission of higher education. It is the intent of the CSU Trustees, JPA and City of Stockton to ensure university related development that is consistent with the University
Park MDP and coordinated with other non-university related projects. To further this intent, CSU will notify the JPA and City of Stockton of any proposed university development, and provide the opportunity for administrative review and coordination.

The Community Development Director shall review the adopted Master Development Plan every five (5) years to ensure compliance by the developer and/or the developer’s successor in interest.

☐ **Environmental Review**

The University Park Environmental Impact Report (EIR) will serve as the environmental assessment for development within the project area boundaries. Subsequent development applications or amendments to the Plan will be reviewed to determine consistency. Those applications or amendments that are determined to be consistent with the Plan, and that fall within the scope of the EIR prepared for the Plan, will require no further environmental review.

If it is determined by the Community Development Director that an application or amendment is inconsistent with the Master Development Plan and/or that substantial evidence exists that supports a determination of the occurrence of any of the events set forth in CEQA Guidelines section 15183, a determination will be made as to the appropriate subsequent environmental document.

A mitigation monitoring and reporting program consistent with Public Resources Code Section 21081.6 was adopted with the Final Environmental Impact Report for University Park.

☐ **Flexibility in Implementation of the Master Development Plan**

The Master Development Plan must be market sensitive and flexible to respond to changing conditions. To that end, a great degree of flexibility is built into the Master Development Plan to allow the Community Development Director to approve changes that are consistent with the overall vision and objectives of the Plan. In such cases, an amendment to the Master Development Plan is not required. This level of flexibility is consistent with the criteria established by the MX zone district.
Changes to the MDP may be approved by the Community Development Director without an amendment to the Master Development Plan when it is determined that a proposed change is consistent with:

1. The overall vision and objectives of the University Park Master Development Plan;
2. The provisions of the CSU/IPA/Groupe Commercial Company leases and Operating Agreement;
3. The goals of the CSUS-SC/Midtown Neighborhood Master Revitalization Strategy;
4. The goals and policies of the City of Stockton General Plan; and
5. The scope of the University Park Environmental Impact Report.

Examples of changes that may be approved by the Community Development Director and do not require an amendment to the Master Development Plan include:

- Variations in the type, mix and configuration of uses reflected on the Land Use Plan (Figure 4-1), Land Use Summary (Table 4-2) and Permitted Uses (Summary of Uses), if such variations do not change the character and intent of the project;

- Changes in the phasing of the project that do not change the overall balance of providing adequate infrastructure for the development;

- Deviations in water, sewer or other infrastructure alignments or sizing that do not substantially alter the location of the pipe line(s) and that do not alter the level of service required for the overall development of the project area;

- Minor changes to the alignment of streets where the general land use pattern is maintained;

- Changes in the location of any identified building such that the change does not result in additional environmental impact or compromise the design objectives of the project; or

- Modifications to site development standards and regulations when compliance with such standard or regulation creates practical difficulties or unnecessary physical hardship.
An amendment to the Master development Plan is required when any of the following occurs:

- A new type of land use not specifically discussed in the Plan is introduced that would create inconsistencies with the intent of the Master Development Plan;

- A change to the Plan, that could create new or significantly increase previously identified environmental impacts as determined pursuant to the provisions of Public Resources Code Section 21166;

- Any change to the fundamental character of the development including any substantive change to the character of the uses, or circulation pattern of the project that would be adverse;

- Implementation of any land use change that would adversely affect compatibility with internal and/or external land uses; or

- Any other change determined inconsistent with the overall vision and objectives of the University Park Master Development Plan.

The Community Development Director is authorized to determine that a proposed change to the Master Development Plan is consistent with the intent and basic provisions of the Plan, or if an amendment is required. The City of Stockton shall not accept an application for an amendment to the MDP without a written finding from the University Park Design Review Committee supporting such an amendment. Plan amendments shall be processed in the same manner as the original adoption of the Master Development Plan, and subject to appeal as provided in the City of Stockton Planning and Zoning Code.
6 DEVELOPMENT GUIDELINES & STANDARDS

6.1 OVERVIEW

6.1.1 Intent

The University Park Master Development Plan, and these Development Guidelines and Standards, have been crafted to provide a diversity of educational, residential, commercial, office and community related design opportunities. These opportunities are presented within the contextual framework and historic fabric of the site as influenced by the desired project circulation system. The character and quality of development exemplified by the project will be determined by the relationship of the land uses, the configuration of the buildings within the site, and vehicular and pedestrian access locations. The architecture of the residential and commercial buildings, and the elements of the landscape, including plant materials, signage, site furnishings and special features, will maintain the existing historic fabric and character of the site. It is essential to the overall quality of University Park, that the intent and purpose of the Master Development Plan are realized through the implementation of the guidelines and standards included in this Chapter.

It is also the intent of these guidelines and standards to establish a framework for a distinctive and diverse development character for University Park that integrates the architecture of each building and structure, with the existing landscape elements, and the existing historic resources. The purpose of these guidelines and standards is to provide the maximum amount of flexibility for each project within the overall University Park development, while maintaining a high level of design excellence.

The development of each parcel within the University Park development will be controlled and restricted by the Master Development Plan, the guidelines and standards contained herein, and all applicable governmental and agency codes and restrictions. The Master Development Plan Guidelines and Standards are intended to establish and maintain a consistent level of quality for the development of the site. This is to be accomplished by providing a framework of continuity and consistency throughout the development.
6.1.2 Historic Context

The Master Development Plan and Environmental Impact Report for University Park identify significant existing buildings to remain on the site. These buildings have been selected as historic resources, integral to the historic fabric of the current campus setting. These buildings are being planned for rehabilitation or adaptive reuse within the direction of the Master Development Plan (see Section 4.2, Historic Resources and Preservation).

Existing buildings will also serve as the "aesthetic benchmark" by which all new buildings and development will be evaluated. The intent of the guidelines and standards is not to replicate the precise architectural character and detail of these existing buildings. However, all new development will be evaluated based upon its' sympathetic response to the architectural character and presence of these existing structures.

In addition to historic structures, the project site is defined by an extensive amount of mature landscaping including trees and turf areas. This extensive landscape environment creates a park-like campus setting. Preserving and enhancing this landscape is a key component of the Development Guidelines and Standards.

The success of the University Park development will rely upon the appropriate planning, landscape treatments, and architectural character of all new development and their response to the historic fabric of the existing University campus. The purpose of the University Park Development Guidelines and Standards is to provide general direction and illustrations to assist in this endeavor.

6.1.3 Relationship to Other City Requirements

The Development Guidelines and Standards present specific criteria, which will be used in the siting, design, and construction of development. As a baseline, all non-university related development of University Park must adhere to all applicable zoning and code requirements of the City of Stockton unless otherwise regulated by these guidelines and standards. The guidelines and standards in this chapter are defined to reflect unique site characteristics and development and design objectives as previously presented in this document. The University Park Development Standards and Guidelines shall be used if conflicting statements are found in any existing code or policy document.
6.1.4 Design Review Committee

A Design Review Committee will be created by the Master Developer, Grupe Commercial Company, for University Park. The Design Review Committee will review all proposed development projects for consistency with the intent and purpose of the Master Development Plan, and for design quality. Project plans must be reviewed and approved by the Design Review Committee before being submitted to the City of Stockton Community Development Director for any required review, approval and/or permit process. (see Section 5.2, Administration).
6.2 SITE DESIGN

6.2.1 General Concepts

The principal design intent for the University Park development is to create a quality mixed use community, including office, residential, light industrial, and retail in concert with the CSUS-SC education campus. All site development should be responsive to the Master Development Plan, existing adjacent structures, historic and otherwise, existing landscape improvements (trees, etc.), and circulation systems.

Emphasis should be placed on adhering to the Master Development Plan for University Park in providing land use locations and orientations to other surrounding uses.

University Park is a modest density, campus-like environment, intended to attract educational facilities corporate uses, residential development and related uses.

a. All site planning and design should be formulated to maintain a visual order and continuity throughout the University Park development, creating an enhancement of the existing historic fabric of landscape and building structures.

b. New development plans that are intended to implement the Master Development Plan shall treat common features throughout the overall campus areas, such as the road and street landscaping or signage programs, in a manner consistent with the development guidelines and standards included in this Master Development Plan.

c. Project specific plans for development within any portion of the University Park development should emphasize pedestrian connections identified in the Master Development Plan throughout the entire project area.

d. Project specific development plans within any portion of the University Park Development shall also be cognizant of the treatment of vehicular access and parking, particularly primary access areas, entries to parking areas, and building entry locations.
6.2.2 General Uses

The Master Development Plan has identified the various land uses intended for site development. (See Section 4.1) All such uses are to be site compatible with the existing college campus facilities and activities. All site development and facility planning shall respond to the existing circulation corridors, pedestrian access routes, historic structures to remain, campus facilities, and the defined Master Development Plan.

a. All commercial and retail site planning should encourage pedestrian access and conform to the Master Development Plan for “through-the-site” pedestrian corridors.

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Commercial development (<15 acres)
This commercial layout is encouraged
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b. All commercial and retail site planning should enhance and provide a representative image to the surrounding neighborhoods, and encourage pedestrian connection at the edges of the development.

c. All residential site planning shall enhance the community and neighborhood concept defined in the Master Development Plan.
d. All residential site planning shall provide minimum intrusion of vehicular access into the pedestrian and neighborhood concept, by reducing the impact the vehicle has on the development.

e. All school site planning should define a sense of neighborhood compatible with the University Park character.

f. All developments should include a defined point of entry from the master vehicular and pedestrian access corridors. The point of entry shall express the character of the development and be consistent with the character of the University Park development.

![Diagram]

*Utilize decorative paving at project entries*

### 6.2.3 Setback Requirements

All setback requirements within the University Park development shall be subject to review and approval of the University Park Design Review Committee and the Community Development Director for the City of Stockton. The setback requirements listed in the Master Development plan apply to all uses and shall be minimum requirements.
a. Building Setbacks:

   Front yard setback:
   - 30'-0" from all perimeter street right-of-ways and property lines
   - 30'-0" from all primary interior street right-of-ways and property lines
   - 20'-0" from all secondary interior street right-of-ways and property lines
   - 10'-0" from pedestrian circulation routes
   - 10'-0" from parking areas

   Rear yard setback:
   - 20'-0" from all street right-of-ways and property lines
   - 10'-0" from pedestrian circulation routes
   - 10'-0" from parking areas

   Side yard setback:
   - 10'-0" from all street right-of-ways and property lines for commercial development
   - 10'-0" from all street right-of-ways and property lines for residential development
   - 10'-0" from pedestrian circulation routes
   - 10'-0" from parking areas

b. Parking setbacks:

   - 10'-0" from all street right-of-ways and front property lines
   - 10'-0" from pedestrian circulation routes
   - 5'-0" from interior property lines

c. Building overhangs may encroach a maximum of 20% into required setback areas.

d. All setback areas not utilized for parking as permitted above are to be fully landscaped and maintained.

e. Parking stalls may overhang into required setback a maximum of 1"-6".
f. It is desired that developments of multiple structures utilize a varied setback approach to avoid repetitive façade frontage representation.

g. Infill projects of design and character compatible with adjacent existing structures, may utilize setbacks similar to existing structures, subject to review and approval by the University Park Design Review Committee and the Community Development Director.

☐ 6.2.4 Lot Coverage

All lot coverage requirements within the University Park development shall be subject to review and approval for the University Park Design Review Committee and the Community Development Director for the City of Stockton. The coverage requirements listed in the Master Development plan shall be maximum requirements.

a. Maximum Lot coverage including all buildings, accessory structures, projected roof and floor areas, canopies, etc.

1. Commercial/ Office/Retail Development 60%
2. Residential Development 50%
3. Educational Facilities 60%
4. Other 60%

☐ 6.2.5 Acoustic Buffer and Separation

All development within the University Park project must consider the land use compatibility of adjacent facilities. Accordingly all land planning shall respond to the concepts represented in the Master Development Plan for building orientation and parking allocations. The separation of facilities by the use of parking areas and landscaped open space shall respond to the character of the intended use and adjacent land uses.

a. A minimum of a 20'-0" landscape open space shall be provided where residential abuts commercial development. Such setback shall be shared between the residential and commercial site.
b. A minimum of 20'-0" landscape open space shall be provided where residential or commercial development abuts the adjacent railway right-of-way. A portion of such area (maximum of 10 ft) may be utilized for parking. All such development shall include an acoustics analysis as a portion of the development plan.

c. A minimum of 20'-0" open space (parking or landscape) shall be provided where commercial or residential development abuts campus facilities or activities or adjacent mental health facilities.

d. A minimum 6'-0" high masonry or similar wall shall be provided where residential abuts commercial/office parking areas.

e. Exterior playground locations, within educational facilities, should be oriented away from adjacent uses to minimize noise intrusion.

☐ 6.2.6 Vehicular Circulation/Streets

All primary and secondary vehicle circulation routes shall be designed appropriate to and compatible with the Master Development Plan. The vehicle circulation network establishes a significant portion of the framework for the University Park development. All site and facility development shall establish a hierarchy of primary and secondary vehicle access routes cognizant of the primary circulation patterns identified in the Master Development Plan.

a. All new private streets and roadways shall be constructed in accordance with requirements of the City of Stockton a minimum 30'-0", unless one-way in which case a reduced street section may be approved.

b. Specific development projects within the University Park development shall identify a clear hierarchy of roads and streets based on the projected volume of traffic and the functional relationship of the proposed land uses.

c. Any residential units should have shared access to reduce curb cuts and the potential conflicts along streets.

d. Open space areas should front onto streets and roads areas.
e. Streets and roadways shall be aligned to discourage high speeds during travel in residential neighborhoods.

f. Primary intersections and facility entry locations should incorporate decorative paving or other treatment to identify the location as a primary entry location and pedestrian crossing area.

Utilize decorative paving at project entrances

☐ 6.2.7 Parking and Loading Areas

All site and facility development should de-emphasize the visual prominence of vehicle parking and loading areas. The existing and desired fabric of the campus setting shall be maintained in all site development.

a. For new parking areas all parking requirements shall comply with City of Stockton requirements for capacities, layout, size, and circulation and landscaping.

b. The architectural edge along interior and perimeter vehicular frontages should be considered and reinforced to reduce the prominence of vehicle parking areas and service loading locations.
c. Parking areas should be located a short walking distance from building entrances, and pedestrian access through parking areas shall be defined. Pedestrian paths with all-weather surfaces should be provided through medians and other landscaped areas to provide suitable pedestrian routes and reduce wear on landscaped areas.
d. Shared parking areas and access driveways for contiguous development are encouraged in order to minimize the number of access locations from primary vehicular roadways. Minimize the conflicts between vehicular and pedestrian access locations adjacent to parking entry locations.

e. Access to parking areas shall be as far as possible from any exterior or interior intersection locations.
f. All parking areas should be divided into smaller units to decrease visual impacts associated with large expanses of pavement and vehicles.

g. Site access drives shall provide sufficient length to permit vehicle stacking during hours of peak use.

h. Loading and service areas shall generally be located to the rear of all development. These areas should be separated from vehicle parking areas and screened from views to public access locations. All such screening should be integrated into the design of the structure.

i. Any outdoor storage areas containing materials, supplies, or equipment, shall be screened from public view by buildings or by use of solid walls and evergreen landscape materials.

j. Loading and service areas shall be located in a manner to prevent “parked” service vehicles from disrupting adjacent traffic and travel lanes.
k. Refuse collection areas shall be located away from public views and adjacent buildings to minimize noise and odor impacts. Screening of refuse collection areas should be integrated into the overall design of the site and building structure.

l. Service entry locations for educational facilities, should be located away from adjacent uses and visual impact of primary vehicular and pedestrian routes.

m. Parking for education facilities, should be located to provide convenient access to primary building entries and be easily accessible from primary vehicular access routes. Adequate provisions shall be made for traffic control during peak student drop-off and pick-up times, such that no interference with adjacent uses and primary vehicular circulation occurs.

n. Adequate on-site provisions for bus loading areas shall be included, such that no interference with adjacent uses and primary vehicular circulation occurs.

☐ 6.2.8 Pedestrian and Bicycle Circulation and Access

All development shall include and emphasize pedestrian and bicycle access by creating attractive circulation routes through the development. All such routes and systems shall follow the Master Development Plan and the defined circulation routes therein (see section 4.3). The intent of the University Park development is to integrate all new development with the campus. The historic fabric of the existing site should be respected in all new development.

a. The pedestrian circulation system should link all development, including educational activities, residential, and the commercial and office developments with public transportation facilities.

b. Pedestrian walkways within the rights-of-way of interior roadway. Walkways should be a minimum of five-feet (5') wide and constructed according to City of Stockton Standards.

c. Bicycle paths should be provided in conjunction with all pedestrian access routes to allow equally fluid movement throughout the site. Bicycle parking provisions should be made adjacent to all primary building entry locations.
6.2.9 Public Areas

All development within the University Park development shall encourage public use of open space and include public gathering areas. The intent of the Master Development Plan is to encourage strong pedestrian use of the circulation areas within the site and between various facilities. Accordingly, each project development shall include provisions for public open space with convenient access from pedestrian circulation corridors.

a. Building entry areas shall be readily visible from parking areas and pedestrian circulation routes.

b. Building entry areas should provide areas for public gathering through the use of plaza areas including public seating compatible with the architecture of the new or adapted structure.

c. Buildings may be clustered to create pedestrian plazas and circulation routes suitable to public gathering areas.
d. Development should provide accommodations for waiting areas for public transportation adjacent to site entry areas and pedestrian circulation routes.

6.3 ARCHITECTURAL CONSIDERATIONS

The architectural character of the University Park development should be responsive to, yet not duplicate the historic fabric of the existing facility structures. All architectural development should represent modest scale urban development within the City of Stockton community core. The architecture of all development shall provide a positive impact on the site, the surrounding areas, and the City of Stockton. The architectural character of all development shall enhance the University Park goal of defining a unique education and business campus within the urban core of the City of Stockton.

6.3.1 General Concepts

a. The architecture of the development should reflect and encourage a quality, architectural style compatible with and responsive to the following criteria:
1. The overall University Park community character and historic fabric.

2. The location of the development adjacent to the City of Stockton central core.

3. The modest density and pedestrian scale of the development.

4. The existing facilities.

b. All exterior colors should be harmonious and complimentary to the surrounding development. High contrast, distracting colors should be avoided. Overall color themes should be developed based upon subdued tones of gray, off-white, earth tones, with appropriate accent coloring.

c. All exterior building materials shall be of quality and durable to reflect the historic fabric of the campus. Large expanses of glazing should be avoided. Materials such as brick, natural stone, tile, textured concrete, exterior plaster, shall be incorporated elements of exterior facades.

d. All developments shall be cognizant of adjacent buildings design and construction types. However, variety and distinctive design are desired, within the overall theme of the University Park development.

e. Proto-typical designs associated with franchises and not representative or responsive to the University Park character are discouraged.

f. All structures, within individual developments, shall possess continuity of building design and establish a strong architectural relationship within the project itself and with adjacent development.

g. All structures, adjacent to project edges and perimeter vehicular and pedestrian routes, shall maintain a scale and architectural façade appropriate to the boundary and representative of the University Park development.

h. All structures adjacent to existing campus facilities shall respond to pedestrian access, noise control, and architectural facades appropriate to the adjacent structures.
6.3.2 Commercial/Office and Mixed Uses

All commercial, office, and mixed-use structures shall reflect the overall character of the University Park development. The architecture shall be responsive to the historic fabric of the development, yet not duplicate precise architectural theme buildings or create a sense of a "period building".

a. Architectural facades shall promote an attractive, "pedestrian scale" environment suitable to the modest density of the development.

b. Architecture shall be sympathetic to the existing historic resource structures retained on the site.

c. Commercial development shall be compatible with surrounding land uses from both a functional and aesthetic standpoint. Commercial structures should not create unattractive views from neighboring uses by orienting blank walls toward surrounding uses.
d. No particular architectural style is preferred. However, building facades should be varied and articulated to add visual variety, distinctiveness, and pedestrian scale. Long straight facades without openings or variations in wall planes should be avoided. Articulations should add three-dimensional interest to the facade and not rely upon false detailing.

e. All detailing of the building facades should be integral to the architectural design and not “tacked on” the surface. The use of elements such as awnings, cornice detailing, parapets, eaves, window projections, balconies, entry insets, and projected signage enhance the facade of the building. Such elements are effective means to enhance the sense of pedestrian scale to the facade.

f. Building entries should be accented with strong architectural definition.

g. Massing of buildings should be varied to reduce visual impact. This can be accomplished by creating building offsets, insets, projections, stepping back uppers floors, balconies, and varying the height of the roofline.
h. Roof lines may be varied to include parapet type detail, sloping roofs or combinations of each. The form, color, material, and texture of the roof should be considered as an integral part of the building design and be compatible with the architectural character of the development. Many varied types of roof materials and design exist on the University Park site. Accordingly, the palette from which projects may relate to is also varied. All roof designs shall be of scale, materials, and form, complimentary to the existing site context.

![Multiple wall and roof planes are encouraged](image)

i. A wide variety of materials and combinations of materials exist on the University Park site. Materials acceptable for use shall be compatible with the existing and reflect the serenity and permanence of the development intent. Materials such as brick, natural stone, tile, textured concrete, exterior plaster, tile, shall be incorporated elements of exterior facades. Large expanses of glazing should be avoided.

j. Vertical architectural elements can be used as focal points, to identify entry locations, and for signage.

k. The height of the buildings should be consistent with adjacent development and the pedestrian scale of the community. New development should not create an abrupt change in elevation from adjacent development and existing buildings. Where new development is taller than adjacent or existing buildings, coordinated stepping of upper floors and variations in height of the rooflines should be incorporated to reduce sharp contrasts and increase visual interest. In no instance should the height of a structure exceed sixty-feet (60') as defined by the City of Stockton zoning requirements.
I. Stairways and vertical pedestrian routes should be designed as an integral part of the building architecture. Projecting stairwells, elevator access, and other pedestrian access elements can compliment the massing of the building and display the vitality of the use of the building.
m. Arcades, trellis, and other open structures may be utilized to visually link buildings, enhance the pedestrian scale of the building, and provide connectivity to adjacent pedestrian routes.

☐ 6.3.3 Residential

The introduction of residential development within the University Park development should respond to both the needs of the development (campus and infrastructure) and the urban requirement for housing within the central core of the community. All residential projects within the University Park development shall provide an architectural character and scale appropriate to the campus fabric.

a. All residential development shall be of quality compatible with surrounding and adjacent commercial and campus developments.

b. All residential developments shall provide a distinctive point of entry to the project with architectural character responsive to the University Park theme.

c. Building grouping and clusters should establish attractive and functional areas including open space, pedestrian access, and an interesting form and massing.
d. Building heights should be varied, and building facades should provide wall offsets to provide a sense of smaller structures more appropriate to pedestrian scale.

e. The maximum number of attached units should be twelve (12). Variations to the number of mixed units per structure should be encouraged.

f. Offset or "stepped back" upper stories are encouraged. Long access balconies should be avoided.

g. Hipped or gable roofs covering the entire building are preferred, rather than mansard roofs and segmented pitched roofs. Multiple roof planes are encouraged. The variation in roof design currently in existence on the site should provide a palette from which development can be derived.

h. Accessory structures, such as carports, laundry buildings, trash enclosures, should reflect the theme of the project development, both in design and materials.

i. Building materials should be of quality and durability. Materials should reflect the palette of materials currently in existence on the campus site, including exterior plaster, brick, concrete brick/block, tile roofing, slate or slate-like roofing, dimensional composition shingle roofing, etc.

j. Materials should tend to appear substantial and integral to the façade of the structure. Changes in materials should occur at changes in architectural plane.

k. Walls and fences should be constructed with materials such as metal, masonry, wood or a combination thereof.

l. Perimeter walls should incorporate variations in length of run to include a change in plane at a maximum of 20'-0" through the use of an offset of column introduction.

m. A maximum of 8'-0" high fence or wall should be used at any location.
6.3.4 Educational Facilities

The Master Development Plan identifies the desired development of elementary, charter and potential magnet school land uses within the University Park development. Such uses may be new development or through an adaptive reuse of existing historic structures.

a. New architectural facades shall promote an attractive, "pedestrian scale" environment suitable to the modest density of the development.

b. New architecture shall be sympathetic to the existing historic resource structures retained on the site.

c. Educational site development shall be compatible with surrounding land uses from both functional and aesthetic standpoint. New structures should not create unattractive views from neighboring uses by orienting blank walls toward surrounding uses.

d. No particular architectural style is preferred. However, building facades should be varied and articulated to add visual variety, distinctiveness, and pedestrian scale. Long straight facades without openings or variations in wall planes should be avoided. Articulations should add three-dimensional interest to the facade and not rely upon false detailing.

e. All detailing of the building facades should be integral to the architectural design and not "tacked on" the surface. The use of elements such as awnings, cornice detailing, parapets, eaves, window projections, balconies, entry insets, and projected signage enhance the facade of the building. Such elements are effective means to enhance the sense of pedestrian scale to the facade.

f. The building facade should be articulated on all sides of the building, with significant emphasis on the entry and pedestrian sides of the building.

g. Building entries should be accented with strong architectural definition.

h. Massing of buildings should be varied to reduce visual impact.
a. Existing elements of the façades of buildings designated to remain, should be repaired and maintained. Where such repair is not practical, replacement should occur such that the architectural integrity of the original façade element maintained with a new replacement. Simulated replacement materials should be discouraged.

b. Doors and windows should be saved and restored whenever possible, excluding bars, taking into consideration Title 24 requirements. Should replacement be required, the new unit should match the original in style, shape, detailing, materials, and operation.

![Window Renovation Diagram]

Window Renovation

c. Surface cleaning should be undertaken by the gentlest of means possible. Sandblasting and other harsh cleaning should be avoided.

d. Waterproofing and graffiti proof sealers should be used after cleaning and repair,

e. Any addition to an existing structure should follow the general scale, proportion, massing, and detailing of the existing building.
f. New additions should be "interpretations" of the existing building rather than a replica of the existing structure. This can be accomplished using contemporary construction methods, extending existing architectural lines, repetition of window patterns and spacing, use of harmonizing colors and materials, and the introduction of similar architectural details.

![Diagram of existing and new buildings]

Encouraged addition

\[ \text{Diagram: Existing building} \quad \text{New addition} \]

Encouraged addition

\[ \text{Diagram: Existing building} \quad \text{New addition} \]

Encouraged addition

g. New additions should be integrated so that should the addition be removed or modified in the future, the essential form and integrity of the original building would be unimpaired.

h. Exterior structural improvements for seismic retrofitting should be undertaken with care and consideration to minimize negative impacts on the appearance of the building. Where possible such work should be concealed or performed on the interior of the building.

\[ \square \text{6.4.2 Commercial/Office, Mixed Uses, Educational Facilities} \]

All commercial, office, mixed use, and community uses, proposed for an existing structure shall reflect the overall character of the University Park development. The improvements shall be responsive to the historic fabric of the development, and the nature of the existing building.
i. Roof lines may be varied to include parapet type detail, sloping roofs or combinations of each. The form, color, material, and texture of the roof should be considered as an integral part of the building design and be compatible with the architectural character of the development. Many varied types of roof materials and design exist on the University Park site. Accordingly, the palette from which projects may relate is also varied. All roof designs shall be of scale, materials, and form, complimentary to the existing site context.

j. A wide variety of materials and combinations of materials exist on the University Park site. Materials acceptable for use shall be compatible with the existing and reflect the serenity and permanence of the development intent. Materials such as brick, natural stone, tile, textured concrete, exterior plaster, tile, shall be incorporated elements of exterior facades. Large expanses of glazing should be avoided.

k. Exterior building color should be harmonious and complimentary to the surrounding development. High contrast, distracting colors should be avoided. Overall color themes should be developed based upon subdued tones of gray, off-white, earth tones, with appropriate accent coloring. This does not mean new development should be devoid of color interest, monochromatic, or “bland”. Primary colors should be used sparingly, to identify entries, signage, or enliven the architecture.

l. Vertical architectural elements can be used as focal points, to identify entry locations, and for signage.

m. The height of the buildings should be consistent with adjacent development and the pedestrian scale of the community. New development should not create an abrupt change in elevation from adjacent development and existing buildings. Where new development is taller than adjacent or existing buildings, coordinated stepping of upper floors and variations in height of the rooflines should be incorporated to reduce sharp contrasts and increase visual interest. In no instance should the height of a structure exceed forty-five feet (45') as defined by the City of Stockton zoning requirements.

n. Stairways and vertical pedestrian routes should be designed as an integral part of the building architecture. Projecting stairwells, elevator access, and other pedestrian access elements can compliment the massing of the building and display the vitality of the use of the building.
o. Arcades, trellis, and other open structures may be utilized to visually link buildings, enhance the pedestrian scale of the building, and provide connectivity to adjacent pedestrian routes.

6.4 HISTORIC RESOURCES

The architectural character of the University Park development is defined by the historic resources of the existing structures, the significant landscape, and pedestrian nature of the campus site. Any rehabilitation, adaptive reuse, or addition to an existing structure should be responsive to the historic architectural character of the existing structure. All architectural development should represent modest scale urban development within the City of Stockton community core.

a. Any rehabilitation or addition to an existing building shall enhance the pedestrian activity and scale of the buildings' use.

b. Any rehabilitation or addition to an existing building shall preserve and protect, to the extent possible, the significant architectural detailing and materials present on the building.


In addition, all renovation and restoration of such structures on the site is subject to review and approval by the California State Office of Historic Preservation, the City of Stockton Cultural Heritage Board, and the University Park Design Review Committee for conformance to the Master Development Plan and the project EIR mitigation measures.

☐ 6.4.1 General Concepts

Rehabilitation or adaptive reuse of the existing historic structures within the University Park development is encouraged. Commercial, retail, office, community activities, and educational uses are the most practical and are compatible with the Master Development Plan.
a. Any modification to the architectural facades shall maintain the integrity of the existing structure in character and detail.

![Diagram of storefront components]

**STOREFRONT COMPONENTS**

的传统店面前展示部件

b. All detailing of the building facades should be integral to the architectural design and not "tacked on" the surface. The use of elements such as awnings, cornice detailing, parapets, eaves, window projections, balconies, entry insets, and projected signage enhance the façade of the building. Such elements are also effective means to enhance the sense of pedestrian scale to the façade.
c. Massing of additions to existing buildings should be compatible with the existing building scale and massing.

d. Roof lines should be similar to that of the existing buildings. Materials acceptable for use shall match or be very similar to that of the existing building

e. The use of canopies and awnings may compliment the existing building façade and may be used for building and Tenant identification. Such appurtenances should be aligned between primary structural bays,
and vertical structural elements. The canopy or awning should respond to the scale, proportion, and rhythm created by the structural elements of the existing building.

Canopies and awnings should be of durable materials and colors compatible with the architectural theme of the existing building. Shiny or glossy materials and finishes should be avoided.

An awning sign accents a doorway

f. Additional detailing may be added to the façade to enhance the visual character of the façade and create individuality for the Tenant. All such details shall maintain the architectural integrity of the original building.

g. Detailing in the form of metal grillwork, balconies, finials, corbels, plaques, decorative scuppers, downspouts, metal brackets, light fixtures, etc. are appropriate additions to the exterior facade.
6.5 LANDSCAPING

6.5.1 General

The landscaping of the existing development reflects the ideas of the original planning as well as obvious additions and changes to the environment. These changes include the removal or addition of plant material, the expansion of land uses into previously underutilized zones as well as new uses not envisioned by the original planners. Since landscape is a combination of hardscape (pavement, walls, fences) and softscape (plantings, irrigation, etc) in the physical environment, an overview must include both these categories and the elements that define them.

The typical landscape of the site as perceived by the visitor is that of a park-like campus. Lawn and trees are the predominant plant material. Shrubbery is utilized primarily as foundation planting. Fedges (i.e., vines such as English Ivy trained on chain link fences) are also a strong element—here expressed on California and Harding (among other locations) as a screening device.

The use of lawn is a dominant factor within the project. Lawn is useful for a campus setting since it allows for visual access while providing a lush, multi-functional and forgiving surface. Turf grass is relatively easy to maintain, requiring no highly trained personnel. Nevertheless, it is a resource-intense landscape requiring regular irrigation, fertilization and mowing.

Mature trees also dominate the landscape. The effect again is of a serene campus with shade providing trees along the boulevard-like streets and also within the interior “blocks.” Large trees including Scotch Elm (*Ulmus glabra*) and Magnolia (*Magnolia grandiflora*) dominate the streets while Valley Oaks (*Quercus lobata*), Chinese Evergreen Elm (*Ulmus parvifolia*) and Silk Tree (*Albizia julibrissin*) are shade trees utilized here as large ornamental specimens within the “blocks.”

Fedges (i.e., vine-covered chain link fences) are useful, hedge-like screens that surround the project on three sides (Harding, California and Park). They are evergreen equivalents of fences or walls and provide a refreshing variation on the usual perimeter barrier. Fedges may be retained in some areas to provide screening in narrow areas. They should be abandoned near entrances where the chain link should transition to ornamental iron. The iron gates and fences without vine cover will provide greater visibility and a more finished appearance at these locations.
Shrubbery is most often seen as foundation plantings (i.e., shrubs placed in a linear fashion along the perimeter of buildings to mask the foundation, utilities and the otherwise bare base of buildings). While foundation plantings can be a useful transition between the flatness of the lawn and the vertical walls of the buildings, the existing shrubs are mostly overgrown, inconsistent and badly deformed through well-meaning but ill-informed pruning. Shearing of plants to keep them contained below shoulder level may result in the obfuscation of the natural form of the plant. A real improvement would be the removal of the existing spent and graceless shrubs and replacement with continuous, linear plantings of low, evergreen shrubs.
6.5.2 Landscape Requirements

All areas not covered by structures, parking, circulation, or paved work/storage areas shall be landscaped. The Landscape Plans for all development projects proposed for University Park shall conform to the Development Guidelines Standards and shall be subject to review and approval of University Park Design Review Committee.

- Landscape plans for all areas intended to be landscaped within a proposed development project are required.
- The Landscape Plans shall utilize water conserving and drought tolerant plant materials when appropriate.
- The Landscape Plans shall incorporate Best Management Practices for maintenance and irrigation.
- An Arborist’s Report may be required for those projects with Heritage Oaks (see definition in section 6.5.2I) or specimen trees that are deemed worthy of preservation.

The primary purpose of these landscape guidelines is to reinforce the framework of the land use plan and to create a continuity of character that contributes to the overall design quality for University Park. Each project should utilize the plant materials included in the plant palette provided in this chapter for all public areas, such as the street rights-of-way, the primary and secondary intersections, landscape corridors and parkways, and the commercial and...
office use areas, particularly the parking areas. The plant materials listed in this section have been purposefully selected to create the visual character envisioned for the Plan Area. If variations are proposed by individual development projects, such deviations from these guidelines shall be reviewed and approved by the University Park Design Review Committee.

In general, the landscape plans for each specific development project proposed for University Park shall:

a. Consider the unique features of each site, including the size of the parcel, its relationship to adjoining parcels and the roads and streets, its solar orientation and the buildings and paved areas to be constructed thereon.

b. Consider the visibility, or sight distance, requirements for vehicle operators, as well as pedestrians.

c. Emphasize long-lived plant materials that are tolerant of the environmental conditions in the Stockton area.

d. Exclude tree species with shallow rooted or invasive root systems from areas adjacent to underground utility lines or paved areas.

e. Emphasize tree planting as the primary element of the landscape plans.

f. Establish the special character of each area of University Park by the deliberate use of a limited number of tree species. Each identifiable portion of the Plan Area and every project-related focal point should have a landscape image that distinguishes itself while still identifying with the historic areas of University Park.

g. Adhere to the Street Tree Plan. The Street Tree Plan will identify the species and location of street trees within University Park. Subsequent development proposals within the Plan Area will be required to reference the Street Tree Plan and indicate those Street Trees adjacent to the site.

h. Service lines, traffic safety sight line requirements, and structures on adjacent properties shall be considered to avoid conflicts as the landscape elements mature. Street trees and trees planted in landscaped areas near public walkways or street curbs shall be selected and installed to prevent reasonable damage to sidewalks,
curbs, gutters, and other public improvements. Tree species with invasive root systems shall not be allowed near water lines or sewer lines.

i. Provide for trees placed within five feet of sidewalks or curbs continuous 12' x 24" root barrier panels centered on the tree trunk.

j. Document automatic irrigation systems for all public areas, rights of way, etc. Irrigation Plans shall include low volume spray heads and drip emitters when practical. Irrigation Plans shall be compatible with reclaimed water systems or other water conservation techniques as appropriate. Projects within University Park may require an irrigation system independent of the existing site irrigation system. Irrigation Plans must include demolition plans for the existing Irrigation system.

k. Include the onsite survey of existing underground utilities prior to commencing grading, trenching, etc. USA must be contacted first. All remaining onsite utilities must be identified by an underground utility survey.

l. Include an Arborist's Report if necessary and required by the Master Developer. The report shall include:

1. Survey of significant trees within the project boundaries.
2. An assessment of the impacts of constructing the proposed project on the trees.
3. Guidelines for tree preservation and protection during the design, construction and maintenance phases of development.
4. The City of Stockton is committed to protecting Heritage Trees within the community. "Heritage Trees" refers to any Valley Oak (Quercus lobata), Coast Live Oak (Quercus agrifolia) and Interior Live Oak (Quercus wislizenii) within the City limits with a minimum trunk diameter of 16" measured 24" above grade.
5. Heritage Trees cannot be removed from a site without first obtaining a permit from the City Parks and Recreation Department. The applicant must state "the number, circumference and location of the trees to be removed by types and the reason for removal."
6. Removal can be approved due to declining health, associated safety issues and to accommodate proposed improvements.
7. The trees must be replaced on a one for one basis at the discretion of the City Landscape Architect. The size of the replacement tree shall be determined by the City Landscape Architect based on the size of the
tree removed. The replacement trees in this case should be located on site to the extent possible. Other
locations may be necessary depending on the ultimate size and quantity of trees as determined by the City
Landscape Architect.

m. Incorporate guidelines for tree protection during construction.

n. Utilize the Plant Palette included in Appendix B of this Master Development Plan. Plant materials not included in
the Plant Palette shall be subject to the review and approval of the University Park Design Review Committee.

o. Include design characteristics of the project that incorporate the concept of "defensible space", such as
increased lighting, low-level landscaping to reduce cover for intruders, entrances and windows facing on main
access ways, and communal entrances for multifamily residential areas.

☐ 6.5.3 Plant Palette

The mature trees on this site are a magnificent treasure that offers the pleasures of shade as well as the comfort of
beauty associated with trees including seasonal change and flowers. They offer delights to the other senses
including the aroma of their leaves, the fragrance of their blossoms, the sound of the wind in the canopies and the
texture of their leaves, fruit and bark.

The trees of this site are also important as space definers: the streets lined with Magnolias, Elms and Cork Oaks are
obvious circulation routes within the site. They organize the space and provide a pleasant arcade-like atmosphere
within the project.

The continuity of this amenity involves not only the preservation of the existing tree canopy, but also the introduction
of new trees to take their place as they decline. This is a natural aspect of tree growth and must be included within
the planning of the development of this site.

The following trees are currently found onsite:
STREET TREES
Celtis sinensis, Chinese Hackberry
Crataegus laevigata, English Hawthorne
Liquidambar styraciflua, Liquidambar
Magnolia grandiflora, Southern Magnolia
Platanus acerifolia, London Plane Tree (select cultivar ‘Bloodgood’)
Quercus ilex, Holly Oak
Quercus suber, Cork Oak
Ulmus species, Various deciduous elms (subject to Dutch Elm Disease, nearing end of useful life)
Zelkova serrata, Sawleaf Zelkova

SHADE TREES
Cedrus atlantica, Atlas Cedar
Cedrus atlantica ‘Glaucu,’ Blue Atlas Cedar
Cinnamomum camphora, Camphor Tree
Fraxinus ‘Modesto,’ Modesto Ash (not recommended)
Fraxinus ‘Raywoodii,’ (not recommended) Raywood Ash
Fraxinus uhdel (shallow rooted, invasive roots, use with caution), Evergreen Ash
Gingko biloba (fruitless cultivars only will be approved), Maidenhair Tree
Gleditsia triacanthos inermis, (thorn free, fruitless varieties only will be approved)
Juglans hindsii, California Black Walnut (difficult nut)
Liriodendron tulipifera, Tulip Tree
Morus alba (shallow rooted, invasive roots, fruitless varieties only will be approved, not recommended), Mulberry
Pistacia chinensis, Chinese Pistache
Platanus acerifolia, London Plane Tree (select variety ‘Bloodgood’)
Quercus agrifolia, Interior Live Oak
Quercus alba, White Oak
Quercus lobata, Valley Oak
Quercus rubra, Northern Red Oak
Salix babylonica, Weeping Willow
Sapium sebiferum, Chinese Tallow Tree
Sophora japonica, Chinese Scholar Tree
Ulmus parvifolia, Evergreen Elm

**ACCENT TREES**

Acer rubrum, Red Maple
Aesculus carnea, Red Horsechesnut
Albizia julibrissin, Silk Trees
Auracaria bidwillii, Bunya-Bunya
Betula pendula, European White Birch
Catalpa bignoniioides, Common Catalpa
Cupressus sempervirens, Italian Cypress
Eucalyptus eucalyptus, White Ironbark
Eucalyptus sideroxylon, Red Ironbark
Lagerstroemia species, Grape Myrtles in variety
Ligustrum lucidum, Glossy Privet (messy fruit, reseeds readily, not recommended)
Magnolia soulangeana, Saucer Magnolia
Magnolia stellata, Star Magnolia
Malus species, Crabapples
Phoenix canariensis, Canary Island Palm
Phoenix reclinata, Senegalese Date Palm
Pinus species, various Pine species
Prunus blireiana, Purple Leaf Plum
Prunus species, Flowering Cherry
Pyrus calleryana (specify only improved varieties—avoid Bradford pear, tight crotches, included bark)
Sequoia sempervirens, Coast Live Oak
Sophora japonica 'Pendula,' Weeping Scholar Tree
Vitex agnus castus, Chaste Tree
Washingtonia filifera, California Fan Palm
6.5.4 Tree Protection

The preservation of existing trees is an important method to maintain the current tree canopy for the near future. Site planning must take into consideration the presence of existing trees in order to maximize the number of mature trees that can be saved. Site Plans must include recommendations for the protection of trees during construction based on the site development plans prepared by the project architect and/or landscape architect. Typically these recommendations will include fencing of the tree protection zone during construction, as well as guidelines regarding grading, drainage, continuous irrigation of trees during construction, pruning for safety and construction clearance, and maintenance procedures.

6.5.5 Site Landscaping

a. The landscape understory is of secondary importance to the tree canopy and should be used to emphasize the architectural design and details of the buildings and structures as well as to lend interest to the pedestrian and driving experience. Foundation planting may help conceal the mud splash staining that is visible at the base of existing buildings.

b. Shrub landscape elements should serve several functions including placing emphasis on circulation routes, screening parking areas and above ground utilities, and creating accent on both the ground plane and in containers.

c. Shrubs selected for planting areas adjacent to roads, streets, and parking areas should be resistant to exhaust, radiator fluids, and reflected heat from hardscape surfaces. In parking areas, shrubs should be massed in groups, be water conserving, and require low maintenance.

d. All trees with trunks that would be located within five feet (5’-0”) of any wall, walkway, or curb should be installed with twelve-foot long, twenty-four inch wide root deflectors.

e. Planting design should take into account future shade conditions by specifying plans that are adaptable to increasing shade due to broadening tree canopies.
f. Eliminate interface layers between import topsoil and native soil. Relieve post-construction compaction by cross-ripping native soil to a depth of ten to twelve inches before addition of import topsoil and/or amendments.

g. Ground covers should be chosen for hardiness, the ability to withstand foot traffic, and low maintenance factors.

h. Lawn may be used as a ground cover and should be a dwarf turf-type tall fescue blend.

i. Ground cover plant materials that provide perennial color should be used at the entryways to the Plan Area and major project access points, as well as near pedestrian pathways.

j. Mulch should be used in landscape areas that are not planted as lawn. Acceptable mulch includes redwood, pine or fir bark and should not exceed 3/4" - 1-1/4" in any dimension.

k. Berms and boulders are not a landscape form that is consistent with the historic landscape of University Park. Utilize these features with discretion.

6.5.6 Buffers

a. The entire Plan Area shall be provided with a minimum twenty-foot (20') wide landscaped perimeter setback, unless it is determined by the Community Development Director that all, or any portion, of such perimeter setback would be incompatible with the surrounding neighborhood or adjacent properties or may be used for parking.

b. Landscape guidelines for this setback vary depending on the land use anticipated. The leading edge of the buffer is defined by the placement of a fence in all perimeter locations. These fences are at the back of sidewalk along Park, California and Harding. These "fedges" are chain link fences covered with ivy. The fence along the railroad right of way is an ornamental iron fence with no virees. To maintain visibility in this
area, which has hosted encampments in the past, this fence may have no vines attached unless required by the University Park Design Review Committee near the Harding or Park Street ends of the fence line. Alternatively, vines on the ornamental iron fence will help screen the unmaintained field beyond.

c. The planting of trees to soften the architecture and to provide shade is essential. Size and placement will vary depending on land use, site conditions and species.

d. Plantings other than lawn will be required for new uses. Shrubs should be included to mitigate the hard lines and blank walls of the new buildings. The shrub planting should include foundation planting as well as screening for utilities and trash enclosures.

e. Twining vines should be included for new fences. Clinging vines should be specified to clothe masonry wall and enclosures that are not connected to the buildings (e.g., trash enclosures).

f. Landscape buffers are required along the perimeter and interior streets of University Park. No buildings or parking areas are allowed within these buffer areas. Monument signs, entry treatments, pathways, lighting, and street furniture are allowed in the buffer area. These buffers are measured from the edge of the street right-of-way to the project boundary line. Landscape planting and solid barriers such as masonry walls shall be used to separate the areas proposed for commercial/office mixed use development from adjacent multifamily residential areas. University Park. Use these forms only where they will not clash with the historic landscape.

6.5.7 Streetscapes

New Street Tree plantings shall reflect the tiered hierarchy of the roads and streets in University Park and shall reinforce the identity and character of the roadway network as defined by this Master Development Plan. The street tree-planting scheme shall conform to the plant materials list include in Appendix B.

The landscaped areas that define the roads and streets in University Park create a hierarchy for the circulation patterns for both vehicle operators and pedestrians.
The designs for all landscaped corridors should be consistent with this Master Development Plan with regard to plant materials, hard surfaces, lighting, and other furnishings. Three types of roads and streets are included on this Master Development Plan:

1. Primary circulation: The double loop defined by N. Grant, E. Magnolia, N. American, E. Flora and the unnamed connecting east-west road on the north side.

2. Secondary circulation: minor streets including E. Rose, E. Acacia, E. Aurora

3. Pedestrian corridor: central cross-axes of East Magnolia and North Grant

The design guidelines in this Section and the infrastructure standards set forth in Section 4.3 establish the character of the circulation network.

A Street Tree Plan will indicate the conceptual elements of the street tree design that forms the framework for University Park. Implementation of the street tree plan shall be reviewed and approved by the University Park Design Review Committee.

Special landscape designs and planting programs should be used at the entry gateways and at the entrances to projects from secondary circulation corridors to create identity.

**Primary Circulation**

a. Within new developments, in addition to the road section, a 15-foot-wide landscape area with a 5-foot-wide multi-use pathway is located on either side of the roadway. Five-foot-wide bicycle lanes may be provided on each side of the roadway, outside of the curb and gutter, subject to the review and approval of the University Park Design Review Committee. On-street parking is allowed in some locations.

b. Within new developments there should be a 5-foot-wide multi-use pathway within the landscaped corridors. The path should be located a minimum of 8 feet from the curb edge. Turf grass should be planted between the back of curb and the edge of the sidewalk, with a single row of trees.
c. Within new developments, street trees shall be planted within the boulevard planter where available. Street tree spacing shall be regular and based on the recommended spacings for each species.

d. Within new developments, the remainder of the landscaped corridor should be planted with clusters of accent and shade trees located at appropriate locations beyond the street tree planting. The accent trees should never crowd the street trees.

e. Where required, sound walls of at least 6 feet in height, should be constructed between the landscaped corridor and the residential developments.

f. Landscape materials should be planted at the base of all walls and fences. If chain link fences sit in planting areas, they must be planted with English Ivy (Hedera helix), Star Jasmine (Trachelospermum jasminoides) or other approved evergreen vine.

g. Medians may be introduced for the new northern entrance from East Harding Way. Where the median landscape area narrows, shrub plantings should be installed to the narrowest point feasible for visual quality and maintenance. Ground cover should comprise the narrow remainder of the median landscape area.

h. Accent trees should be installed at the entries to the multifamily residential projects and the commercial and office use project areas.

i. Large trees such as Deodar Cedars (Cedrus deodara) should be planted at the end of avenues or at corners.

Secondary Streets

a. Within new developments, the landscaped corridor, including the sidewalk, on the collector streets should be 20 feet wide, measured from back of curb. A strip of turf grass should be installed between the back of curb and the 5-foot paved pathway.
b. Within new developments any proposed 5-foot-wide bicycle lanes should be provided in the secondary street section.

c. Within new developments, where sound walls are required for the multifamily residential projects, the landscaped areas shall be planted with water conserving shrubs, ground covers and regularly spaced trees.

d. Within new developments, street trees with regular spacing should be planted along the street frontages.

e. Within new developments, where landscaped corridors are located adjacent to the multifamily residential areas, a masonry wall, with a minimum height of 6 feet (6'-0") should be installed. Foundation plantings should be used at the base of the wall and should be planted in a regular pattern.

**Gateways/Entries**

The gateways and access points into the Plan Area should be characterized by high quality design that will project the overall image of the entire project area.

a. The materials used at the primary entry points to the Plan Area should be coordinated with the other streetscape elements in terms of color, texture and context. A memorable and efficient entry sequence should welcome the visitor by car, bike, or on foot to University Park.

b. Any walls and raised planters should be consistent with the character of the existing screen walls within University Park. These screen walls are often perforated with grids of 5" square openings that are simple but effective decorative motifs. Decorative concrete blocks with other perforated designs have also been used to screen large utilities such as wells, pumps and pressure tanks.

c. Corners of intersections that face pedestrians and motorists leaving the Plan Area should be enhanced to reinforce the character of the site and provide a memorable last impression for the departing visitor.
d. All landscaping shall conform to the Traffic Sight Area diagram below.

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>MINIMUM DIMENSION</th>
</tr>
</thead>
<tbody>
<tr>
<td>STREET INTERSECTION WITHOUT STOP SIGN OR TRAFFIC SIGNAL</td>
<td>30 FT.</td>
</tr>
<tr>
<td>STREET INTERSECTION WITH STOP SIGN OR TRAFFIC SIGNAL</td>
<td>20 FT.</td>
</tr>
<tr>
<td>COMMERCIAL DRIVEWAY OR ALLEY</td>
<td>15 FT.</td>
</tr>
<tr>
<td>RESIDENTIAL DRIVEWAY</td>
<td>10 FT.</td>
</tr>
</tbody>
</table>

Traffic Sight Area

☐ 6.5.8 Parks/Plazas/Public Spaces

a. The character of the site is one of a park-like campus. As the interior is developed, some of the park-like spaces (such as those on the southern side of the project) may be impacted. Development plans must strive to preserve the park-like atmosphere provided by the sprawling lawns and mature shade trees. A few areas contain groves of trees of the same species. These groves have a distinctive character imparted by the qualities of the trees planted there. The groves include: Valley Oak, Coast Redwood, Cork Oak, Scotch Elm, and Deodar Cedar among other species.

b. Plazas are important gathering places at entrances to buildings. Some plazas may adjoin a group of buildings. Organize and shade the space with trees. Provide benches for places to sit and trash receptacles for waste. Utilize bollards as necessary to separate pedestrian from automobile traffic. Bike racks should be included in the design.
c. Courtyards are also important public spaces within this project. Courtyards in existing buildings should be renovated to provide quiet, reflective spaces that are viewed from within the surrounding buildings. They should also include site furnishings such as benches, tables, and lighting. Trees should be planted to provide shade and to organize the space. Paving should be designed to facilitate circulation while providing an all-weather surface for year-round use. The introduction of fountains (not naturalistic waterfalls) within the courtyards would provide a desirable focal point and a decorative, soothing amenity. While architectural water features are appropriate, naturalistic waterfalls spilling from mounded soil and boulders are probably too artificial for this setting. Any such feature requires the approval of the University Park Design Review Committee.

☐ 6.5.9 Parking Areas:

a. All new parking areas having ten (10) or more spaces shall be screened and include a landscape area of five feet (5'-0") or more along the road or street side property lines not occupied by driveways or adjacent to other land uses or to screen within the property from adjacent pedestrian walkways, open space or plazas. Parking area landscape screens shall be a minimum of thirty-six inches (36") in height and a maximum of sixty inches (60") at maturity, composed of suitable plant materials as approved by the University Park Design Review Committee. Parking areas with buffers of less than five feet in width might include a 36" tall "fedge" to screen the parking area. Shrubs shall not be allowed to exceed 40" within the site visibility areas within parking lots and where parking lots are entered from streets.

b. All new parking areas having eight (8) or more spaces shall provide one (1) tree for every eight (8) spaces. Trees installed in such parking areas shall be a minimum of 15-gallon can in size at the time of planting, and shall be placed in tree wells suitable for the species of trees to be installed. All trees planted in Plan Area parking areas shall conform to the Plant Palette included in the Appendix B of this Master Development Plan. All trees planted in parking areas shall be provided with a means for irrigation and maintenance as described in this Master Development Plan.
c. The landscape character of the street corridors should be incorporated with the design of new Plan Area parking areas to visually integrate the public areas with the private areas and enhance the visual quality of the circulation network.

d. Landscaped areas, including new parking areas, in the commercial and office use projects should be designed to create a visual statement utilizing both hard and soft features, such as unique plant materials, plant arrangements, earth forms and paving.

e. Trees used in parking area design should be limited to the species listed in the Plant Palette found in the Appendix B.

f. Shrubs and trees with large canopies should be planted around all new surface parking areas greater than 10,000 square feet in size

g. Trees shall be used as the primary elements within parking areas and should provide the following functions: as delineators of various spaces within the parking areas; as screens between various uses; and most importantly, as shade providers during the warmer months. Trees should be installed in a manner that would ensure safe sight lines for both pedestrians and motorists.

h. Shade trees should comprise the majority of all trees planted within new parking areas in new Plan Area. Trees should provide a 50 percent shade canopy within fifteen (15) years of installation.

i. A landscaped area, at least five feet (5') wide, should be placed at the end of the parking bays, extending to the end of the parking spaces. A maximum of ten (10) stalls between tree wells shall be provided at all single row parking. A maximum of five (5) stalls shall be provided between tree wells at double row parking areas.

j. A minimum of six inch (6") wide concrete curbing should be constructed around all new parking area landscaped areas. Concrete blocks are discouraged.
k. All new parking lot landscaping should be planted with live vegetation that will ultimately cover 100 percent of the planting area.

l. No parking facility, building, or other structure shall be allowed in the landscape corridors unless specified as such in these design guidelines.

m. Accent trees should be used to delineate parking aisles and serve to guide traffic and frame the entrance to new parking areas, as well as create interest for the spaces created for pedestrians. These trees should be distinct in form and flower and should contrast with some extent with the species selected to provide shade in the same parking area.

☐ 6.5.10 Irrigation

The irrigation systems installed for all projects within the Plan Area shall use spray, bubbler, and drip techniques and programs designed in accordance with the most current water conservation policies and available equipment, and meet the water requirements of the landscape materials proposed for installation.

a. All landscape irrigation systems should be designed by a California Registered Landscape Architect, a Licensed Landscape Contractor, a Certified Irrigation Designer, or a Licensed Civil Engineer. See Irrigation Details in Appendix C, which indicate the type of irrigation equipment to be installed in the landscaped areas of University Park.

b. All landscape areas shall be irrigated with an automatically controlled system installed underground.

c. Irrigation systems should be valved separately by hydrozones depending on plant communities, solar orientation, and exposure of plant materials. Soil conditions, as well as water requirements of selected plant species, should also be considered when separating the irrigation circuits.

d. Backflow prevention devices shall also be installed in conformance with all City codes and ordinances, and shall be located to avoid any danger to public safety. Backflow prevention devices should be hidden by
means of plant materials, and/or low screen structures. Plant materials and screens should not block views for pedestrians or motorists. Backflow prevention devices should be placed within enclosures to protect them from vandalism. Frost protection blankets should be provided within the enclosure.

e. All turf spray irrigation systems shall employ head to head coverage. Utilize triangular spacing whenever possible.

f. When spray irrigation systems are installed, low gallonage/low precipitation heads should be used.

g. Combination systems, mixing (for example) drip irrigation equipment, spray heads and rotors, should be avoided.

h. All irrigation systems shall be designed to avoid over spray onto walks, walls, parking lots, streets and other areas without landscaping.

i. Irrigation heads shall be "pop-up" models only, rather than installed on fixed risers. Pop-up sprinklers in turf areas must have at least a 6" pop-up height.

j. Irrigation heads should include check valves if necessary to prevent low-head drainage.

k. Sprinkler heads must have matched precipitation rates within each control valve circuit.

l. All irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers must have multiple cycle start capacity and a flexible calendar program.

m. Precipitation rates for a given circuit shall not exceed soil absorption rates. If precipitation rates exceed soil absorption rates, the program must cycle as required to allow absorption prior to continued water application.
n. Irrigation systems must be monitored regularly for proper operation, leaks and broken heads, adjustment of controller programming to reflect seasonal change, and elimination of excessive overspray and runoff into walkways, streets, paved areas, etc.

o. Legible as-built record drawings of the irrigation installation must be provided to the University Park Design Review Committee for archiving if required by the Master Developer.

p. The maximum water-use per year shall be in compliance with City requirements.

q. Remote control valve wire shall be buried with mainline. Provide a locating wire for mainline if control wire does not follow the mainline.

r. Provide 110v duplex outlets with on/off switch in security enclosures to facilitate maintenance and repairs.

s. Remote control wire splices shall be made with UL approved waterproof connectors.

t. Main line shall have a minimum cover of 18." Lateral lines shall have a minimum cover of 12."

u. Provide sleeves for irrigation lines and remote control valve wire passing under pavement. Size sleeves to be twice the size of the pipe to be placed within.

6.5.11 Utilities

a. Some public utility easements traverse University Park and shall be dealt within a manner consistent with all requirements enforced by the appropriate agencies.

b. See Typical Utility Setbacks diagram for conceptual screening techniques for utility facilities.
SITE FURNISHINGS

Public area site furnishings contribute to the overall design quality of the Plan Area by providing an additional common theme. Site furnishings serve two major purposes by providing a public use while contributing to the overall identity of the Plan Area. Because of their climate exposure and use, site furnishings should be constructed of durable, high quality, long lasting materials that can easily be cleaned, repaired, or replaced.

Incorporate Outdoor Furnishings into Pedestrian Areas
to Enhance their Function and Appearance
a. The design and location of site furnishings should be compatible with the architectural character of the development and responsive to adjacent development, primary pedestrian routes, and site amenities.

b. Site furnishings may be a portion of building and tenant identification elements and building directories.

c. Other site amenities are also encouraged such as tree grates, ornamental paving, decorative lighting fixtures and other elements intended to enhance the architectural theme of the development.

d. Bus stops should include a permanent, covered structure that provides all weather protection, and should be designed as an element that is repetitive throughout the Plan Area.

e. Benches should be of a single style throughout discreet areas within University Park. Permanently mounted in high use areas, such as along parkway paths, benches should be located to maximize public comfort. Site furnishings may vary in precise style between developments and projects within the Plan Area. Such site furnishings shall be consistent with the architectural style of the individual development and compatible with the theme of the Master Development Plan. University Park has many historic elements that are worthy of retention to maintain a flavor of the past as well as an aesthetic link to our City's history.

![Diagram of a bench and planter]

*This integrated bench and planter is attractively decorated with accent tile*
Metal Bench (Example – final design subject to approval of Design committee)

All site furnishings shall be subject to review and approval by the University Park Design Review Committee.

Trash receptacles have been identified that are sturdy and easily emptied. They have an integrated ash urn. They should be located adjacent to benches, within courtyards and plazas and near major and minor entrances. See Wabash Valley Courtyard Series, Perforated style, model #LRP32/FBAL01, color black Trash Receptacle.
g. Bike racks: Bike racks must be provided at all new buildings.

Bike Loop (Example – final design subject to approval of Design committee)

h. Bollards should be located to separate pedestrians and automobiles where curbs are not desirable. Removable bollards are recommended for emergency or other special access requirements.

A simple bike rack reduces street clutter
i. Newspaper vending machines should be limited in number and consolidated and, where possible, incorporated into adjacent buildings or structures.

j. Mailboxes should be clustered in protective enclosures in the multifamily residential areas, as specified by the U. S. Postal Service.

6.7 WALLS, FENCES AND HEDGES

The provisions included in this section shall not apply to a fence or wall required by a law or regulation of the City of Stockton, the State of California, or any agency thereof. Walls constructed in the Plan Area should be used to enhance the individual project areas and reinforce the road and street system.

a. The placement, height, color, and construction of walls in the Plan Area should be consistent in design throughout University Park.

b. Walls should be constructed of durable, long-lasting materials that require less maintenance. All proposed walls and fencing shall be subject to review and approval by the University Park Design Review Committee.

c. Fences, walls, hedges, signs, artwork, or any other structure or landscape materials located at the road, street corner or driveway of any parcel shall not be sized or located in such a way as to obstruct the sight distance along adjoining streets or driveways.

d. Dog-eared wood fences are not desirable. Eliminate and replace with capped wood fences or fedges. Wood fences are not appropriate for most locations on this site. They are not long lived and are susceptible to vandalism and graffiti.

e. Bare chain-link fences shall only be permitted for construction or other temporary purposes.
f. All new open fencing shall be simple black ornamental iron with matching gates with final design to be approved by the University Park Design Committee.

g. The use of barbed wire, razor wire or razor tape as a part of a fence, wall or barrier shall be prohibited.
h. Ornamental iron fencing shall be utilized at the site perimeter. Screen walls within the project should have a design relationship to existing screen walls within the project. In particular, perforated walls are good examples of existing screen walls at University Park.
i. Bare masonry walls other than building walls should always be clothed with clinging vines.

j. Bare building walls should not be clothed with clinging vines to prevent maintenance issues. Bare building walls should be clothed with appropriate shrubs and small trees to soften harsh surfaces and introduce a softer image that is desirable within the site.

k. Hedges are appropriate screening devices. Consider the use of naturally compact or dwarf plant material to reduce the need for regular shearing. Examples include:
   - Pittosporum 'Wheelers Dwarf'
   - Nandina 'Gulf Stream'
   - Escallonia 'Newport Dwarf' and E. 'Terri'
   - Euonymus 'Silver Princess'
   - Viburnum 'Spring Bouquet'

l. Select plants that are appropriate in size and shape for the location. This will reduce the need for regular pruning.

6.8 SITE LIGHTING

The exterior lighting provided throughout the University Park development shall be consistent with the architectural character of the overall development and provide a safe and efficient level of lighting for pedestrian and vehicular activities.

a. All lighting fixtures shall be appropriate scale and intensity for the use intended as determined and approved by the University Park Design Review Committee.
b. All street lighting shall conform to the standards established by the City. However, all street lighting systems, layout, fixtures, and lighting patterns shall be subject to the review and approval of the University Park Design Review Committee.

c. All on-site lighting shall have a consistent illumination level throughout the development and be integrated into the architectural character of the project and overall University Park theme.

d. Exterior lighting should add visual interest, support building identification, and encourage pedestrian safety and access.

e. All on-site lighting visible from primary vehicular access shall be shielded or indirect type fixtures.

f. On-site parking areas, vehicular access and circulation areas shall be provided with luminaries no higher than 20'-0" and shall maintain minimum lighting levels as follows:

1. Parking and drive areas .25 foot candles
2. Pedestrian routes .50 foot candles
3. Building entry areas and plazas 1.0 foot candles

g. Building-mounted lighting shall be of a type compatible with the architecture of the facade. All such lighting shall be shielded to prevent casting glare upon adjacent development or adjacent vehicular routes.

h. All lighting systems shall be in conformance with applicable energy saving objectives.

i. Service area, storage area, or loading area lighting shall be contained within the specific area boundaries and enclosures. No lighting shall cast a glare outside of these areas and should not be visible from adjacent developments or vehicular and pedestrian routes.

j. Light fixtures have been selected for street frontages. Tall light Standard, tall light standard close-up, tall double light standard close-up 24'-0". Street light fixtures to include banner hanger as shown in illustrations. See examples below.
Tall Light Standard (Example — subject to approval of Design committee)

Tall Light Standard (Example — subject to approval of Design committee)
Tall Double Light Standard Close-Up (Example — subject to approval of Design committee)

k. Light fixtures have been selected for parking lots. See example Small light standard, small light standard close-up 12'-0".
Small Light Standard (Example – subject to approval of Design committee)
6.9 SIGNAGE

Exterior signage is an important element contributing to the identity of individual uses, tenants, pedestrian site circulation, and the overall character of the University Park development. The primary purpose of all signage should identify the use within a specific site and site circulation.

a. The design of the sign should be compatible with Master Development Plan, the architectural character of the project, and in conformance with the City of Stockton zoning requirements.

b. Signage located on or adjacent to existing historic buildings or as a portion of additions to such buildings shall reflect the architectural character of the historic structure.
c. Signage attached to a building shall be designed as an integral portion of the façade and not obscure or conceal portions of the architectural detail of the façade.

![Image of a building with signs]

*These signs complement the building form creating a more orderly appearance*

d. All on-site informational, vehicular control, pedestrian route identification signage shall be consistent in design, size, height, material, and text. Informational signage shall conform to the following criteria:

1. Maximum sign height above ground  
   4'-0"
2. Maximum sign width  
   3'-0"
3. Maximum sign area  
   9'-0"

e. All on-site signage shall not, because of height, location, or design, diminish the safety and efficiency of traffic circulation and patterns.

f. Monument signs generally will be placed at the main entrances to University Park, and at significant development sites within the project area. Where appropriate, such signs should be incorporated into other monumentation that is used to signify major internal intersections or driveways. See Monument Sign.
Monument Sign

Monument signage or features may incorporate special visual elements, such as water features, signage of exceptionally high quality and refined materials. All such signage and or features are subject to review and approval by the University Park Design Review Committee.

a. Materials used for monument signs should complement those used in building facades, walls, or other streetscape elements, and be of quality and durability. All materials and monument signage shall be reviewed and approved by the University Park Design Review Committee.

b. Monument signs should consist of architectural elements enhanced by landscaping.

c. Lighting for all sign faces should be concealed at the bases of all monumentation.

d. Monument signage shall be limited to forty-two inches (42") in height and a total signage area of twenty-four (24) square feet.
Building-mounted or ground-mounted monument signage may be internally illuminated, backlighted illumination, or ground-mounted illumination. In no instance, shall such illumination, cast a glare upon adjacent development or vehicular routes.

Multiple tenant or multiple resident developments should develop a program that minimizes visual conflicts and competition among tenant signage, yet insures adequate identification for each tenant or resident.

Signage will not be permitted on top of any roof, and no sign attached to a wall or eave should project above the eave line of the building or beyond the tenant suite it identifies. Projecting signage shall be a minimum of 12'-0" above grade. The maximum sign area for projecting signs shall be 6 square feet. On multiple story structures, no sign will be permitted above the line created by the bottom of second floor windows or 14'-0" whichever is lower.

Signage may be included on the University Park water tower, the type, size and nature of such subject to approval of the Design Review Committee.
i. No more than one (1) building mounted sign will be permitted for each primary street frontage within the development.

j. No message other than the identification of the business or entity will be allowed on the exterior of the building.

k. Building address numbers shall be displayed on each building. Type of lettering shall be compatible with the architectural character of the building.

l. Sign kiosks, bulletin boards, and directories will be permitted provided they are an integral part of the design of the project structure.

m. Awning and canopy signage is permitted in conjunction with commercial/retail development. Awnings or canopies may be internally illuminated. Signage areas should not exceed 30% of the awning or canopy area.
n. Freestanding pole mounted signage shall not be allowed.

o. Signage within storefront window area shall not cover more than 20% of the window area. Window signage should be limited to individual signs and logos. Glass mounted graphics may be applied by silk screening or vinyl die-cut forms.

p. Color of signage and graphics should be compatible with the architecture of the façade. Accent colors may be used to create visual impact and identification, but should not detract from the architecture of the building.

q. Signage materials should be durable and compatible with the architecture of the façade. Material such as wood, metal, high-density pre-formed foam, stone, brick, are suitable materials for building, tenant, and project signage.

r. Lettering should be uniform in text style, height, and proportion. Maximum height of any signage shall be subject to review based upon its proposed installation and location.

![Intricate logos, inappropriate for signage](image-url)
Temporary signage, intended to identify future facilities, construction, leasing, residential rental occupancy, financing, and completion dates, shall be limited as follows:

1. Only one (1) temporary sign will be allowed for each proposed development. No additional signs will be permitted.

2. Temporary signage shall be a maximum size of 4'-0" in height and 8'-0" in width (total area of 32'-0" square feet).

3. Temporary signage may be double-sided.

4. The temporary sign should identify only the following:
   a.) the nature of the development
   b.) project developer
   c.) project completion date
   d.) construction lender
   e.) real estate firm
   f.) for sale or lease
   g.) project contractor and consultant
   h.) project rendering

5. No construction fence graphics will be permitted.

6. All signs should display the University Park logo and should be derived from a created master stencil. The University Park name and logo should not occupy more than twenty-percent (20%) of the sign area. All colors and signage design shall be subject to review and approval by the University Park Design Review Committee.

7. All lettering, logos, or additional materials, should be subject to the review and approval of the University Park Design Review Committee.
8. All temporary signs should reflect a relative degree of permanency.

Temporary Sign

u. Prohibited Signs

Signs that shall not be permitted include, but are not necessarily limited to, the following:

1. Billboards, or any signs that would change on a regular basis, with the exception of City-owned signs
2. Signs that promote any other project or site.

3. Animated or moving signs.

4. Signs with exposed fluorescent lighting.

5. Colored plastic signs.

**6.10 EQUIPMENT AND UTILITIES**

a. Utility locations shall be provided for and designated by the Master Developer for use by all new developments and remodeled structures.

b. Any equipment required to be placed on the exterior of new structures and remodeled structures shall be subject to review and approval by the University Park Design Review Committee.

c. The visual impact of all equipment and utility locations adjacent to new structures or existing remodeled structures shall be minimized. Whenever possible, all such locations should be placed to the rear of buildings, not adjacent to entry locations, pedestrian access routes, and parking areas.
d. All utilities shall be installed and maintained underground. Utilities shall be designed and installed to minimize disruption of on-site activities and adjacent development during any construction activities.

e. Temporary overhead utility provisions are permitted during construction.

f. Transformers, trash enclosures, and any above ground utility connections shall not be located adjacent to primary vehicular routes within the development.

☐ 6.10.1 Visual Screening

a. All ground mounted utility meters and equipment, communication transmission devices, generators, electrical switching devices, and trash enclosures shall be visually screened.

b. All utility and mechanical equipment adjacent to residential development (i.e. meters, electric panels, transformers, junction boxes) should be visually screened. All screening devices should be compatible with architecture, materials, colors, and with adjacent facilities.
c. Rooftop devices (i.e. satellite equipment, vents, AC units, microwave towers, etc.) and mechanical equipment shall not extend above the building's highest architectural element or be visible within a horizontal line of sight.

d. Trash enclosure areas shall be visually screened by a 6'-0" high, non-combustible enclosure constructed of similar architectural character as the project theme. Enclosures shall be located to minimize the visual impact on adjacent vehicular and pedestrian routes and parking areas.

Refuse and Storage Areas

e. Service areas located within individual project areas shall be screened from view in a manner similar to that described for trash enclosure areas.
Appendix A

UNIVERSITY PARK EXISTING BUILDINGS LIST AND PROPOSED DEMOLITIONS/RENOVATIONS
<table>
<thead>
<tr>
<th>Building (New Name)</th>
<th>Building (Old Name)</th>
<th>Building Address</th>
<th>Year Built</th>
<th>Proposed Master Plan</th>
<th>Contributor or Non-Contributor to Historic District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acacia Court</td>
<td>Acacia Court</td>
<td>612 E. Magnolia</td>
<td>1930</td>
<td>University</td>
<td>C</td>
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<tr>
<td>Magnolia Mansion (Alan Short Gallery)</td>
<td>Superintendent's Home</td>
<td>571 E. Acacia</td>
<td>1900</td>
<td>Historic District</td>
<td>C</td>
</tr>
<tr>
<td>Aspen Center</td>
<td>Volunteer Center</td>
<td>114 N. Grant</td>
<td>1931</td>
<td>Renovate</td>
<td>C</td>
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<tr>
<td>Bertha Knowles Auditorium</td>
<td>Central Plant</td>
<td>1201 N. Stanislaus</td>
<td>1900</td>
<td>Demolish</td>
<td>NC</td>
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<tr>
<td>Boiler Plant</td>
<td>Plant Operations</td>
<td>822 N. Aurora</td>
<td>1927</td>
<td>Demolish</td>
<td>C</td>
</tr>
<tr>
<td>Corp. Yard A</td>
<td>Buildings</td>
<td>810 E. Flora</td>
<td>1900</td>
<td>Demolish</td>
<td>C</td>
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<tr>
<td>Cypress Hall</td>
<td>California Conservation</td>
<td>1202 N. American</td>
<td>1951</td>
<td>Demolish</td>
<td>NC</td>
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<tr>
<td>Elm Center</td>
<td>Religious Center</td>
<td>1080 N. Grant</td>
<td>1916</td>
<td>Renovate</td>
<td>C</td>
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<tr>
<td>Emergency Generator Building</td>
<td>Emergency Generator</td>
<td>Next to Boiler Plant</td>
<td>1900</td>
<td>Demolish</td>
<td>NC</td>
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<tr>
<td>Eucalyptus Center</td>
<td>Campbell Achievement Center</td>
<td>755 E. Magnolia</td>
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<td>Evergreen Hall</td>
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<td>Magnolia Center</td>
<td>Administrative Building</td>
<td>510 E. Magnolia</td>
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<tr>
<td>Oak Hall Operations/Warehouse</td>
<td>Laundry</td>
<td>1204 N. Stanislaus</td>
<td>1938</td>
<td>Demolish</td>
<td>NC</td>
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<td>Pine Center</td>
<td>Curved Needle</td>
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<td>Ponderosa Place</td>
<td>Roger Sant Library</td>
<td>1203 N. Grant</td>
<td>1929</td>
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<td>Redwood Hall</td>
<td>Lots of Tots</td>
<td>1304 N. American</td>
<td>1919</td>
<td>Demolish</td>
<td>C</td>
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<td>Residence 1</td>
<td>Residence 1</td>
<td>504 and 506 E. Acacia</td>
<td>1870</td>
<td>Renovate; Historic District</td>
<td>C</td>
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<tr>
<td>Residence 2</td>
<td>Residence 2</td>
<td>520 E. Acacia</td>
<td>1870</td>
<td>Renovate; Historic District</td>
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<td>Residence 3</td>
<td>Residence 3</td>
<td>560 E. Acacia</td>
<td>1870</td>
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<td>Residence 4</td>
<td>Residence 8</td>
<td>604 E. Acacia</td>
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<tr>
<td>Residence 5</td>
<td>Residence 10</td>
<td>611 E. Poplar</td>
<td>1946</td>
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<td>Residence 6</td>
<td>Residence 11</td>
<td>633 E. Poplar</td>
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<td>Residence 7</td>
<td>Residence 13</td>
<td>610 E. Poplar</td>
<td>1946</td>
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<td>Residence 8</td>
<td>Residence 12</td>
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<td>Residence 9</td>
<td>Residence 14</td>
<td>705 N. Stanislaus</td>
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<td>Residence 10</td>
<td>Residence 15</td>
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<td>Residence 11</td>
<td>Residence 7</td>
<td>626 E. Park</td>
<td>1945</td>
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<td>Residence 12</td>
<td>Starting Pointe</td>
<td>912 E. Poplar</td>
<td>1941</td>
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<td>Residence 13</td>
<td>Grant Street House</td>
<td>710 N. Grant</td>
<td>1888</td>
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<td>Saw Shop</td>
<td>Saw Shop</td>
<td>1109 N. Grant</td>
<td>1931</td>
<td>Demolish</td>
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## HISTORIC STATUS OF EXISTING BUILDINGS SHOWING PROPOSED DEMOLITION OR RENOVATION

<table>
<thead>
<tr>
<th>Building (New Name)</th>
<th>Building (Old Name)</th>
<th>Building Address</th>
<th>Year Built</th>
<th>Proposed Master Plan</th>
<th>Contributor or Non-Contributor to Historic District</th>
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<tbody>
<tr>
<td>Sequoia Hall</td>
<td>Delta Learning Center</td>
<td>1281 N. Grant</td>
<td>1938</td>
<td>Renovate</td>
<td>C</td>
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<tr>
<td>Spruce Center</td>
<td>Vonni Erb Library</td>
<td>1203 N. Grant</td>
<td>1936</td>
<td>Renovate</td>
<td>C</td>
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<tr>
<td>Weber Square</td>
<td>Weber Square</td>
<td>1104 N. Aurora</td>
<td>1955</td>
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**Buildings Constructed after 1955: Non-contributors to the Historic District**

<table>
<thead>
<tr>
<th>Building</th>
<th>Building</th>
<th>Address</th>
<th>Year Built</th>
<th>Master Plan</th>
<th>Contributor or Non-Contributor to Historic District</th>
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<tbody>
<tr>
<td>Bath House</td>
<td>Bath House</td>
<td>805 N. Grant</td>
<td>1975</td>
<td>Demolish</td>
<td>NC</td>
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<tr>
<td>Central Kitchen</td>
<td>Central Kitchen</td>
<td>1006 N. Aurora</td>
<td>1968</td>
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<tr>
<td>Corp. Yard B</td>
<td>Carpenter Shop</td>
<td>908 E. Poplar</td>
<td>1957</td>
<td>Demolish</td>
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<td>Corp. Yard C</td>
<td>Warehouse</td>
<td>616 N. Aurora</td>
<td>1962</td>
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<tr>
<td>Corp. Yard Storage</td>
<td>PCB Storage</td>
<td>811 E. Flora</td>
<td>1979</td>
<td>Demolish</td>
<td>NC</td>
</tr>
<tr>
<td>Electrical Sub Station</td>
<td>Electrical Sub Station</td>
<td>Boiler Plant</td>
<td>1978</td>
<td>Demolish</td>
<td>NC</td>
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<tr>
<td>Garden Center</td>
<td>Creative Gardens</td>
<td>903 N. Aurora</td>
<td>Unknown</td>
<td>Demolish</td>
<td>NC</td>
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<tr>
<td>Operations Center</td>
<td>Clothing Center</td>
<td>1252 N. Stanislaus</td>
<td>1958</td>
<td>Demolish</td>
<td>NC</td>
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<tr>
<td>Professional Building</td>
<td>Professional Building</td>
<td>511 E. Magnolia</td>
<td>1960</td>
<td>Demolish</td>
<td>NC</td>
</tr>
<tr>
<td>N. Sacramento Street</td>
<td></td>
<td>(by Mariposa)</td>
<td>1973</td>
<td>Demolish</td>
<td>NC</td>
</tr>
</tbody>
</table>

Source: CSU Stanislaus-Stockton Building list, prepared by Cyta Polhemus, CSU Stanislaus, 1/9/01 and CSU, Stanislaus — Stockton Center Cultural Resources Survey, Revised April 27, 2000.
Appendix B

UNIVERSITY PARK PLANT PALETTE
TREES

STREET TREES

Celtis sinensis, Chinese Hackberry
Crataegus laevigata, English Hawthorne
Liquidambar styaciflua, Liquidambar
Magnolia grandiflora, Southern Magnolia
Platanus acerifolia, London Plane Tree (select cultivar 'Bloodgood')
Quercus ilex, Holly Oak
Quercus suber, Cork Oak
Ulmus species, Various deciduous elms (subject to Dutch Elm Disease, nearing end of useful life)
Zelkova serrata. Sawleaf Zelkova

SHADE TREES

Cedrus atlantica, Atlas Cedar
Cedrus atlantica ‘Glua,’ Blue Atlas Cedar
Cinnamomum camphora, Camphor Tree
Fraxinus ‘Modesto,’ Modesto Ash (not recommended)
Fraxinus ‘Raywoodii,’ Raywood Ash (not recommended)
Fraxinus uhdei, Evergreen Ash (shallow rooted, invasive roots, use with caution)
Gingko bilobum, Maidenhair Tree (fruitless cultivars only will be approved)
Gleditsia triacanthos inermis, Honey Locust (thorn free, fruitless varieties only will be approved)
Juglans hindisi, California Black Walnut (difficult nut)
Liriodendron tulipifera, Tulip Tree
Morus alba, Mulberry (shallow rooted, invasive roots, fruitless varieties only will be approved, not recommended)
Pistacia chinesis, Chinese Pistache
Platanus acerifolia, London Plane Tree (select variety ‘Bloodgood’)
Quercus agrifolia, Interior Live Oak
Quercus alba, White Oak
Quercus lobata, Valley Oak
Quercus rubra, Northern Red Oak
Salix babylonica, Weeping Willow
Sapium sebiferum, Chinese Tallow Tree
Sophora japonica, Chinese Scholar Tree
Ulmus parvifolia, Evergreen Elm

ACCENT TREES

Acer rubrum, Red Maple
Aesculus carnea, Red Horsechesnut
Albizia julibrissin, Silk Trees
Auracaria bidwillii, Bunya-Bunya
Betula pendula, European White Birch
Crataegus laevigata, English Hawthorn (select thornless, disease resistant varieties like 'Crimson Cloud')
Cupressus sempervirens, Italian Cypress
Eucalyptus eucalyptus, White Ironbark
Eucalyptus sideroxylon, Red Ironbark
Lagerstroemia species, Crape Myltes in variety
Ligustrum lucidum, Glossy Privet (messy fruit, reseeds readily, not recommended)
Magnolia soulangeana, Saucer Magnolia
Magnolia stellata, Star Magnolia
Malus species, Crabapples
Phoenix canariensis, Canary Island Palm
Phoenix reclinata, Senegalese Date Palm
Pinus species, various Pine species including P. thunbergiana
Prunus bilireiana, Purple Leaf Plum
Prunus species, Flowering Cherry and Ornamental Apricot
Pyrus calleryana (specify only improved varieties—avoid Bradford pear, tight crotches, included bark)
Sequoia sempervirens, Coast Live Oak
Sophora japonica ‘Pendula,’ Weeping Scholar Tree
Vitex agnus castus, Chaste Tree
Washingtonia filifera, California Fan Palm

SHRUBS

Aucuba japonica, Japanese Aucuba
Buxus microphylla japonica, Japanese Boxwood (select cultivar ‘Green Beauty,’ for good winter color)
Callistemon citrinus, Bottlebrush (attracts bees when in flower)
Cotoneaster parneyi, Parney’s Cotoneaster
Euonymus japonica, Evergreen Euonymus
Fatsia japonica (shade loving, sub-tropical), Japanese Aralia
Hydrangea macrophylla, Garden Hydrangea
Juniperus species (in variety), Junipers in variety
Lagerstroemia (small varieties, mildew resistant only will be approved), Shrub-type Crape Myrtle
Ligustrum japonicum ‘Texanum,’ Texas Waxleaf Privet (will require regular pruning for hedge)
Myrtus communis ‘Compacta,’ Dwarf Myrtle (slow, but dense hedge for sun)
Nandina domestica (in variety, needs little pruning is proper variety is selected)
Nerium oleander, Oleander (Sr. Agnes and other cultivars may be subject to Oleander Wilt. Poisonous leaves)
Plumbago auriculata, Cape Plumbago (great for summer, cut back each winter after first frost damages flowers and stems)
Spirea (deciduous flowering shrubs, use in moderation)
Strelitzia regina (shade-loving, sub-tropical)
Xylosma congestum, Shiny Xylosma
Appendix C

UNIVERSITY PARK PLANTING AND IRRIGATION DETAILS
PLANTING DETAILS

Shrub Planting

Tree Planting

TREE STAKE: P.T. LODGEPOLE PINE: 2' 10"-0" FOR 13 GAL. AND 24" BOX TREES. DO NOT STAKE CONIFERS.
RUBBER TREE TIES. WRAP NO WIRE AROUND TRUNK OR LIMBS.
TRUNK GUARD FOR TREES IN LAWN.
MULCH: 1" LAYER.
4" HIGH SAUCER RIM.
FINISH GRADE: KEEP ROOT CROWN 1" ABOVE FINISH GRADE.
PREPARED BACKFILL.
PLANT TABS (INSTALL PER MANUFACTURER'S INSTRUCTIONS).
SCARIFY 1/2 DEPTH OF ROOT BALL AND COMPACT FIRMLY. PLACE NO ORGANIC AMMENDMENTS IN THIS ZONE.
DRAINAGE CHIMNEY: 4"X10'-0" DEEP. BACKFILL WITH DRAIN ROCK.
Tree Planting With Root Barrier

Ornamental Iron Fence
Irrigation Details

Quick Coupling Valve

Pop-Up Spray
Automatic Controller-Mounted in Vandal Resistant Enclosure

Gate Valve
Appendix C

Wire Connection Detail

Electronic Remote Control Valve
Reduced Pressure Backflow Prevention Detail

LEGEND
1. EXPANDED METAL BACKFLOW ENCLOSURE
2. INSULATED BLANKET AT RPVB
3. ANCHOR ROD (TYPICAL)
4.POURED CONCRETE BASE - .5" MINIMUM THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.
5. WATER SERVICE INLET PIPING.
6. WATER SERVICE OUTLET PIPING.
7. FINISH GRADE
8. SUPPORT ROD (TYPICAL)

Reduce Pressure Backflow Prevention Enclosure Detail
NOTES:
1. TRENCHING AND BACKFILLING SHALL BE PER STANDARD SPECIFICATIONS.
2. MINIMUM BACKFILL RELATIVE COMPACTION SHALL BE 99%.
3. BUNDLE CONTROL WIRES TOGETHER AND TAFE TO PIPE AT 10' INTERVALS.

Pipe Installations