



Applicant:
Steve Tietjen, Ed. D.
Stephen Peck, AICP

CITY-SCALE CONTEXT





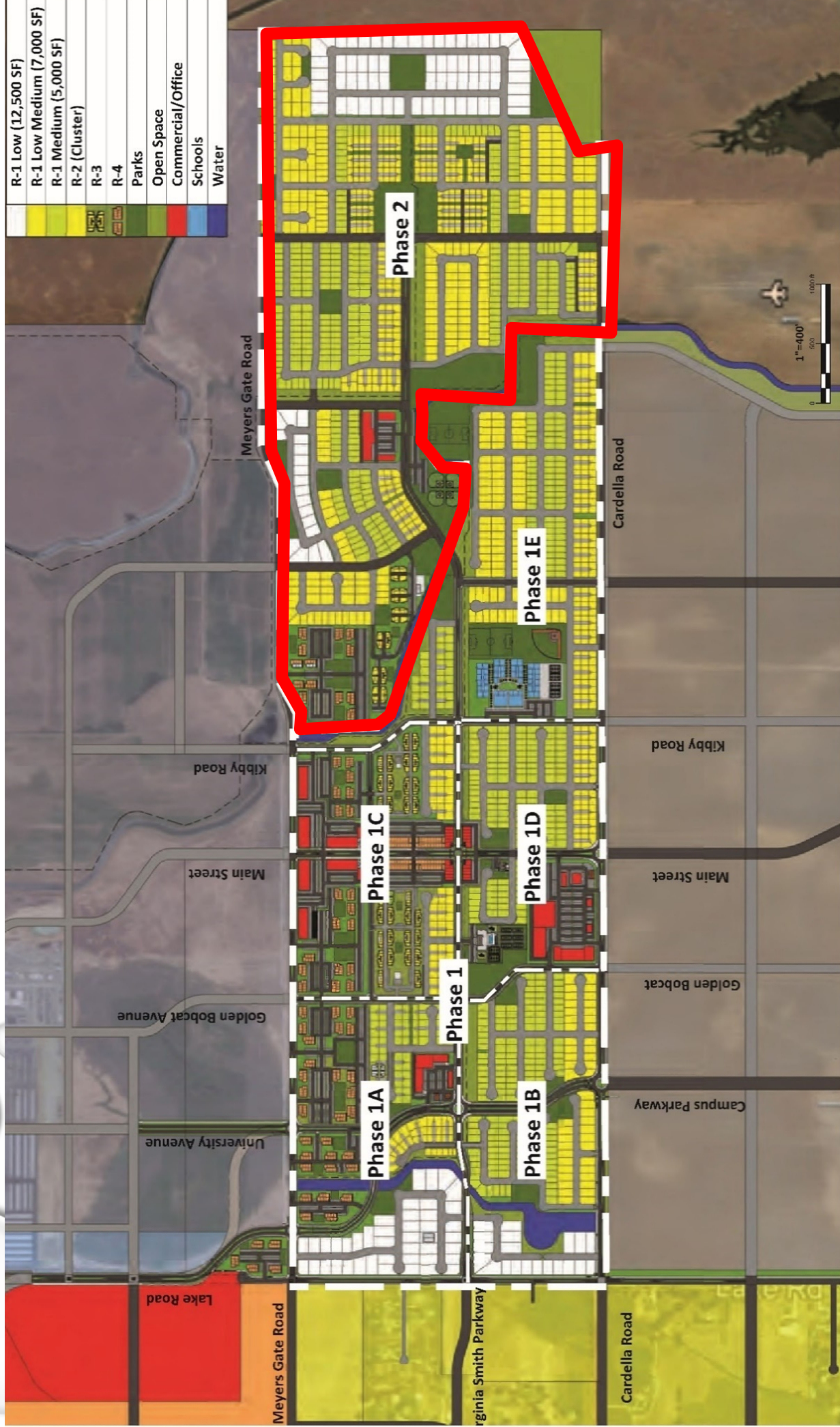
Approx.
655 AC

VST Subject
Site

UC Merced

County
Jurisdiction

County
Jurisdiction

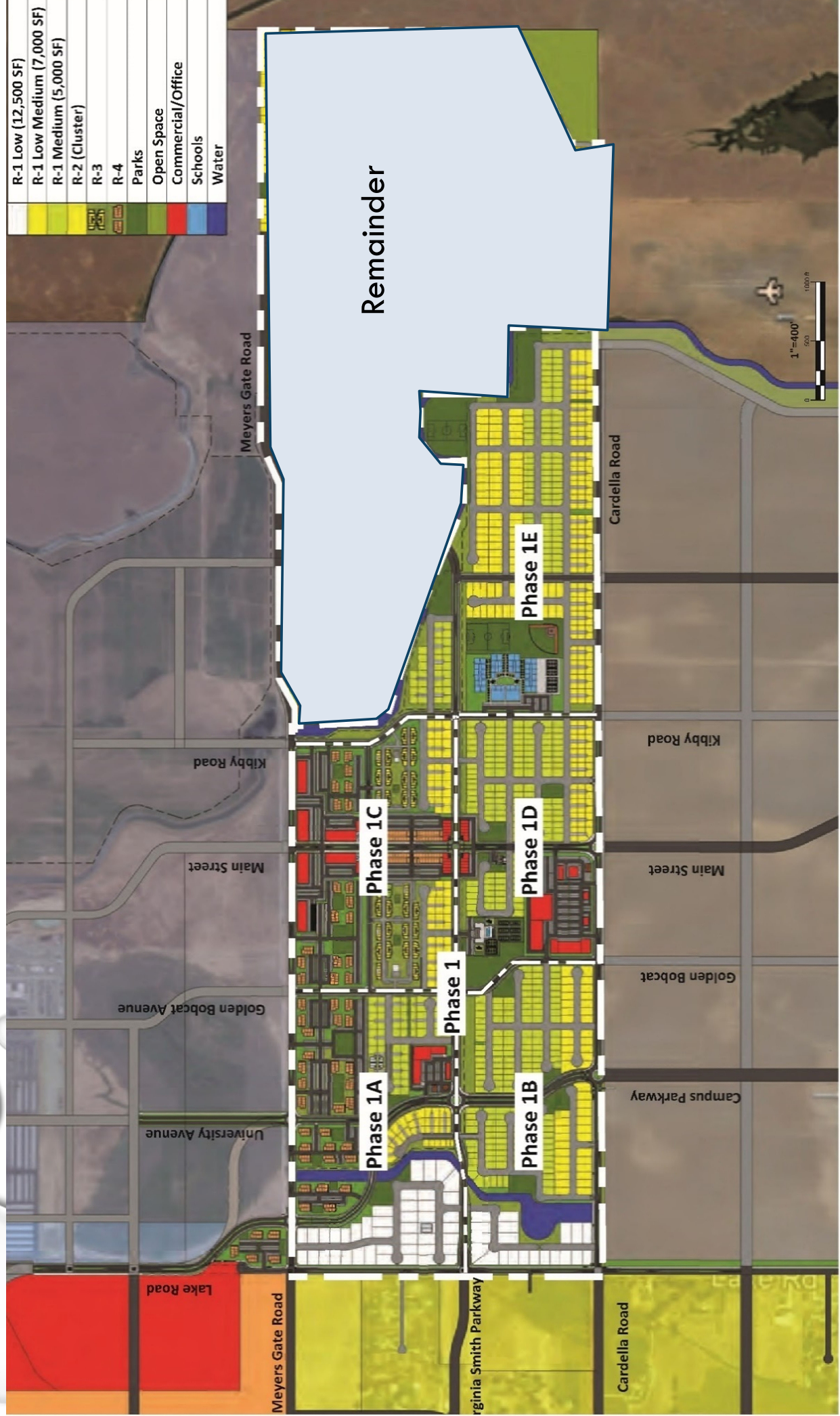


4,400 Dwelling Units
862,000 Retail/Office

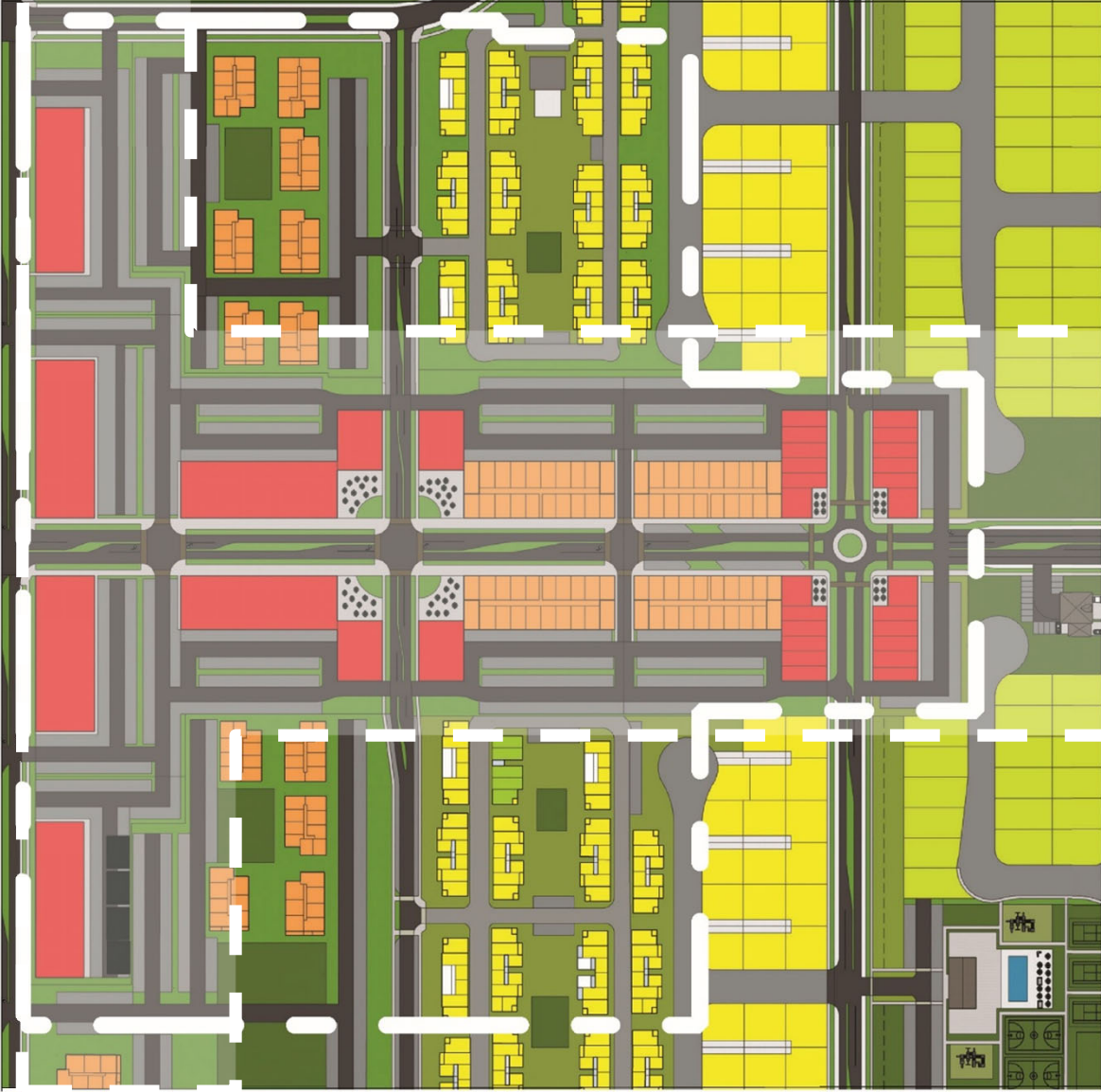
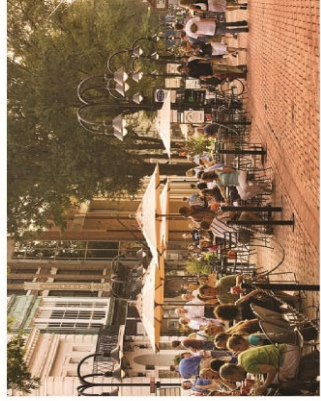
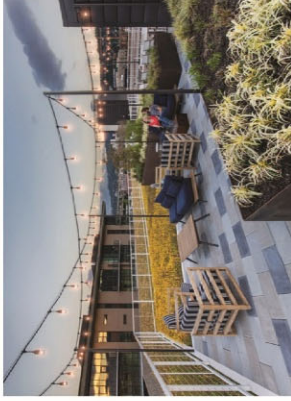
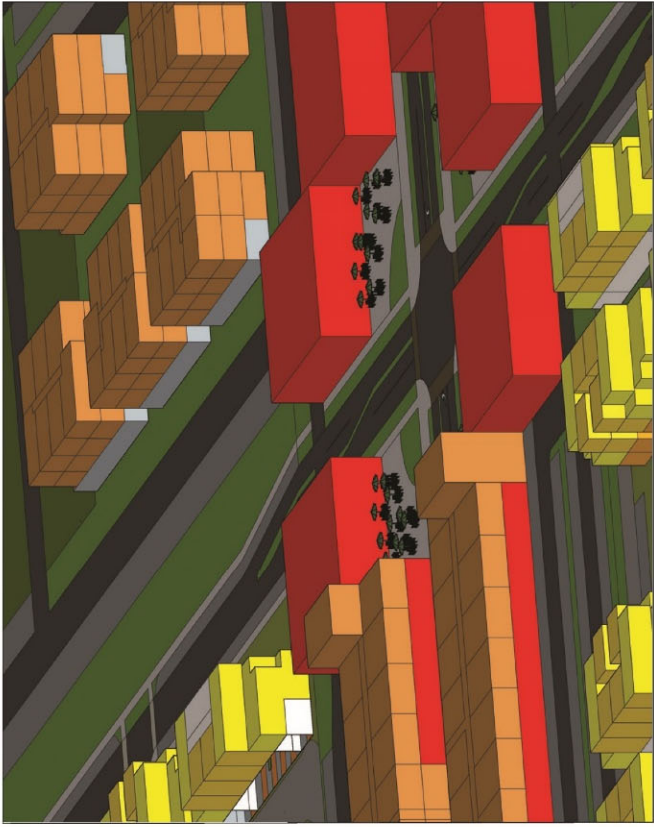
15-Year Buildout

LAND USE FOR ENTIRE VST PLAN

- **RESIDENTIAL USES** - 410 ACRES (APPROXIMATELY 3,560 RESIDENTIAL UNITS NOT INCLUDING DENSITY BONUS UNITS)
- **COMMERCIAL USES** - 44 ACRES (APPROXIMATELY 856,200 SQUARE FEET OF RETAIL/OFFICE SPACE)
- **OPEN SPACE AND PARKS** - 113 ACRES FOR OPEN SPACE AND PARKS, 78 ACRES SPECIFICALLY FOR PARKS
- **K-8 ELEMENTARY SCHOOL** - 19 ACRES
- **ROADS AND OTHER INFRASTRUCTURE** - 79 ACRES



Remainder not included with Developer Agreement – as they would like that re-assessed after development of Phase 1
 Phase 1 – 2,900 residential units



Town Center

1"=100'





Community Recreation Center with Clubhouse



Recreation Center Deck

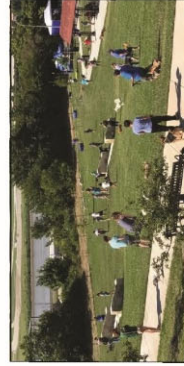


Recreation Center Patio Dining

Parks



Community Sports Park

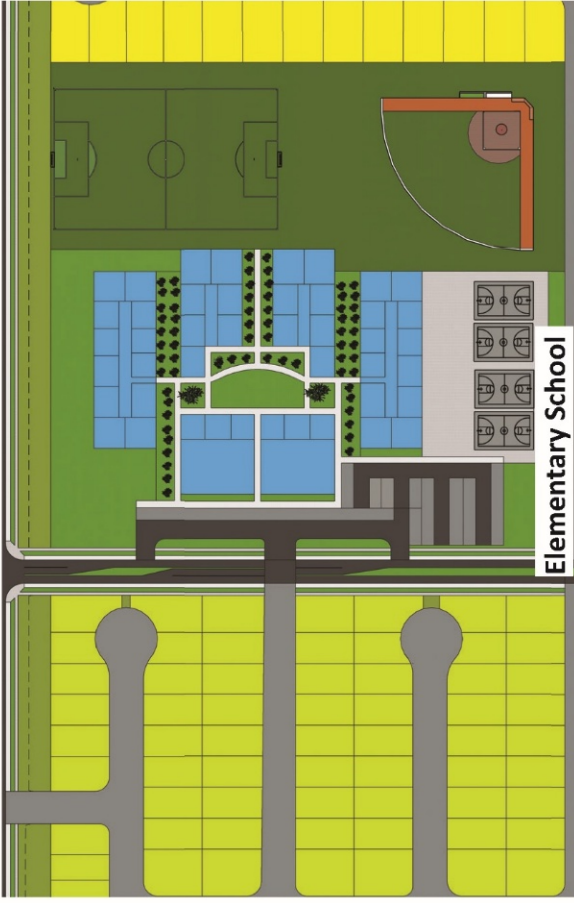


Public Facilities

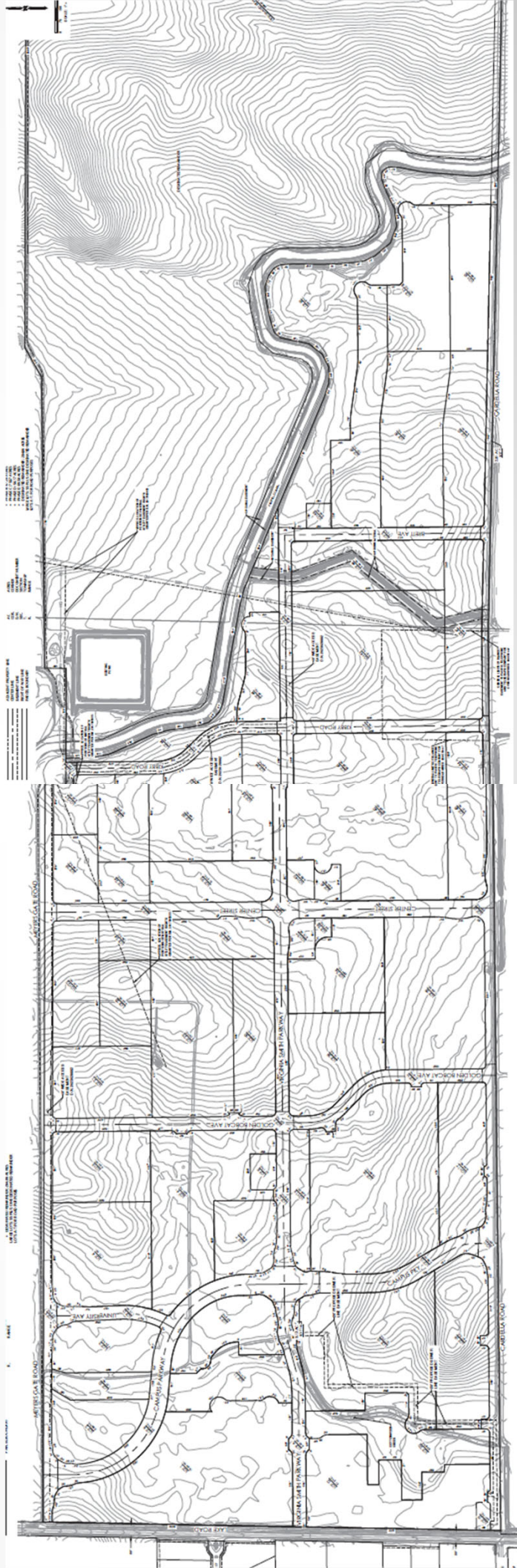


Police and Fire Station

Elementary School



LARGE LOT MAP (VSTM #25-00008)



53 Lots and
Remainder

BACK BONE INFRASTRUCTURE

CIRCULATION

Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Lake Road from Cardella to Virginia Smith		X			
Lake Road (Virginia Smith to Meyers Gate)	X				
Campus Parkway (Virginia Smith to Cardella)		X			
University Avenue (Meyers Gate - Campus Parkway)	X				
Campus Parkway (Meyers Gate to Virginia Smith)	X				
Campus Parkway (Virginia Smith to Cardella Road)		X			
Meyers Gate Road (Lake Road to Golden Bobcat)	X				
Meyers Gate Road (Golden Bobcat to Kibby Road)			X		
Golden Bobcat Ave (Meyers Gate Road to Virginia Smith)	X				
Golden Bobcat Ave (Virginia Smith to Cardella Road)		X			
Virginia Smith Parkway (Lake Road - Golden Bobcat Avenue)		X			
Virginia Smith Parkway (Golden Bobcat Avenue - Kibby Road)			X		
Virginia Smith Parkway (Kibby Road - Canal)					X
Main Street (Meyers Gate to Virginia Smith)			X		
Main Street (Virginia Smith - Cardella Road)				X	
Kibby Road (Meyers Gate Road to Virginia Smith)			X		
Kibby Road (Virginia Smith to Cardella Road)				X	
Cardella (Lake Road to Golden Bobcat)		X			
Cardella (Golden Bobcat to Kibby Road)				X	
Cardella (Kibby Road to Canal)					X
Road A from Virginia Smith to Cardella Road					X

SEWER

Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Lift Station and forcemain to existing SS @ Bellevue RD		X			
Gravity Sewer in Cardella from Lift Station to Golden Bobcat		X			
Gravity in Virginia Smith Parkway to Golden Bobcat		X			
Gravity Sewer in Meyers Gate Between Lake Road and Golden Bobcat	X				
Gravity Sewer in University Avenue	X				
Gravity Sewer In Campus Parkway from Meyers Gate to Virginia Smith Parkway.	X				
Gravity Sewer in Golden Bobcat from Meyers Gate to Virginia Smith Parkway	X				
Gravity Sewer in Meyers Gate and Virginia Smith between Golden Bobcat and Kibby Road			X		
Gravity Sewer in Main Street from Meyers Gate to Virginia Smith			X		
Gravity Sewer in Cardella Road from Golden Bobcat to Road A				X	
Gravity in Main Street and Kibby Road from Virginia Smith to Cardella				X	
Gravity in Virginia Smith Parkway and Cardella from Kibby road to Phase 1 east boundary					X
Gravity Sewer in Road A from Virginia Smith Parkway to Cardella Road.					X

WATER

Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Water main in Lake Road from Bellevue to Cardella Road		X			
Water main in Virginia Smith Parkway and Cardella from Lake Road to Golden Bobcat		X			
Water main in Campus parkway and Golden Bobcat from Virginia Smith Parkway to Cardella.		X			
Install Water Well on East side of Golden Bobcat Ave.	X				
Water main in Campus parkway and Golden Bobcat from Meyers Gate Road and Virginia Smith	X				
Water main in Meyers Gate from Lake Road to Golden Bobcat	X				
Water main in Meyers Gate Road and Virginia Smith Parkway from Golden Bobcat to Kibby Road			X		
Water main in Main Street and Kibby Road from Meyers Gate Road to Virginia Smith Parkway			X		
Water main in Main Street and Kibby Road from Virginia Smith Parkway to Cardella Road				X	
Water main in Cardella Road from Golden Bobcat Road to Kibby Road				X	
Water main in Virginia Smith Parkway and Cardella Road from Kibby Road to Phase 1 eastern boundary					X
Water main in Road A from Virginia Smith and Cardella Road					X

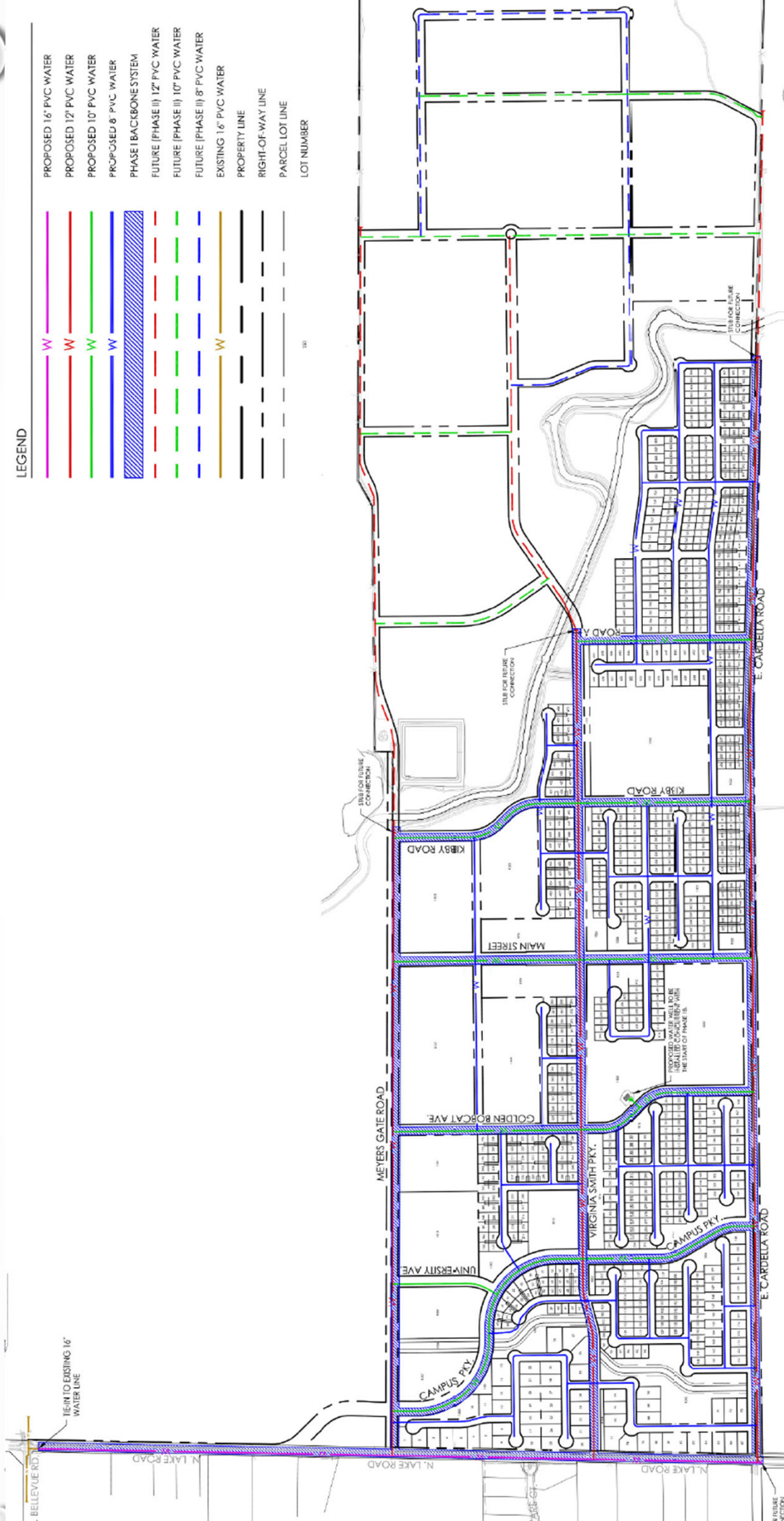
STORM DRAIN

Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Storm Drain infrastructure in Virginia Smith Parkway		X			
Storm Drain Basins along Virginia Smith Parkway between Lake Road and Golden Bobcat		X			
Storm Drain Basins along Campus Parkway and Creek between Virginia Smith Parkway and Cardella	X				
Storm Drain infrastructure in Campus Parkway, University and Golden Bobcat between Meyers Gate Road and Virginia Smith Parkway	X				
Storm Drain Basins along University Avenue and Campus Parkway	X				
Storm Drain infrastructure along Main Street and Kibby Road between Meyers Gate Road and Virginia Smith Parkway			X		
Storm Drain Basins along Virginia Smith and Kibby Road between Golden Bobcat Ave and Kibby			X		
Storm Drain infrastructure along Cardella Road between Kibby Road and Golden Bobcat				X	
Storm Drain Basins along Cardella between Kibby Road and Golden Bobcat				X	
Storm Drain infrastructure along Virginia Smith and Cardella Road between Kibby Road and Phase 1 eastern edge (including bypass line)					X
Storm Drain Basins along Cardella and adjacent to the canal (including outlets to canal)					X

LEGEND

	PROPOSED 16" PVC WATER
	PROPOSED 12" PVC WATER
	PROPOSED 10" PVC WATER
	PROPOSED 8" PVC WATER
	PHASE I BACKBONE SYSTEM
	FUTURE (PHASE II) 12" PVC WATER
	FUTURE (PHASE II) 10" PVC WATER
	FUTURE (PHASE II) 8" PVC WATER
	EXISTING 16" PVC WATER
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	PARCEL LOT LINE
	LOT NUMBER

100



WATER
ACTION

PARKS



- 113 acres of open space and parks.
- Two community parks
- One regional sports park with 34 acres with soccer fields, baseball fields, and court games (10 acres developed in Phase 1 E).

PUBLIC COMMENTS

- PUBLIC HEARING NOTICES WERE PUBLISHED IN A QUALIFYING NEWSPAPER AND MAILED TO PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT SITE.
- STAFF DID NOT RECEIVE PUBLIC COMMENTS FROM PROPERTY OWNERS AT THE TIME THIS REPORT WAS PREPARED

CONDITIONS

- **CONDITION #8:** THE FIRE/POLICE STATION LOT SHALL BE AT LEAST 1 ACRE. THIS CONDITION IS CONTINGENT UPON MODIFYING THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.
- **CONDITION #22:** THIS LARGE LOT MAP MUST BE RECORDED PRIOR TO RECORDATION OF ANY SMALL LOTS (PHASE'S 1A-1E)
- **CONDITION #24:** THE WATER WELL ORIGINALLY PLANNED FOR PHASE 1A SHALL BE RELOCATED TO PHASE 1E. THIS CONDITION IS CONTINGENT UPON MODIFYING THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.

PLANNING COMMISSION ACTION

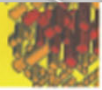
APPROVAL/DISAPPROVE/MODIFY:

- ENVIRONMENTAL REVIEW #25-0029 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY AND CEQA SECTION 15183 EXEMPTION FOR CONSISTENCY WITH EXISTING PLAN)
- TENTATIVE SUBDIVISION MAP #24-0008 (SUBJECT TO 24 CONDITIONS OF APPROVAL)

QUESTIONS? COMMENTS? CONCERNS?

SMALL LOT MAPS

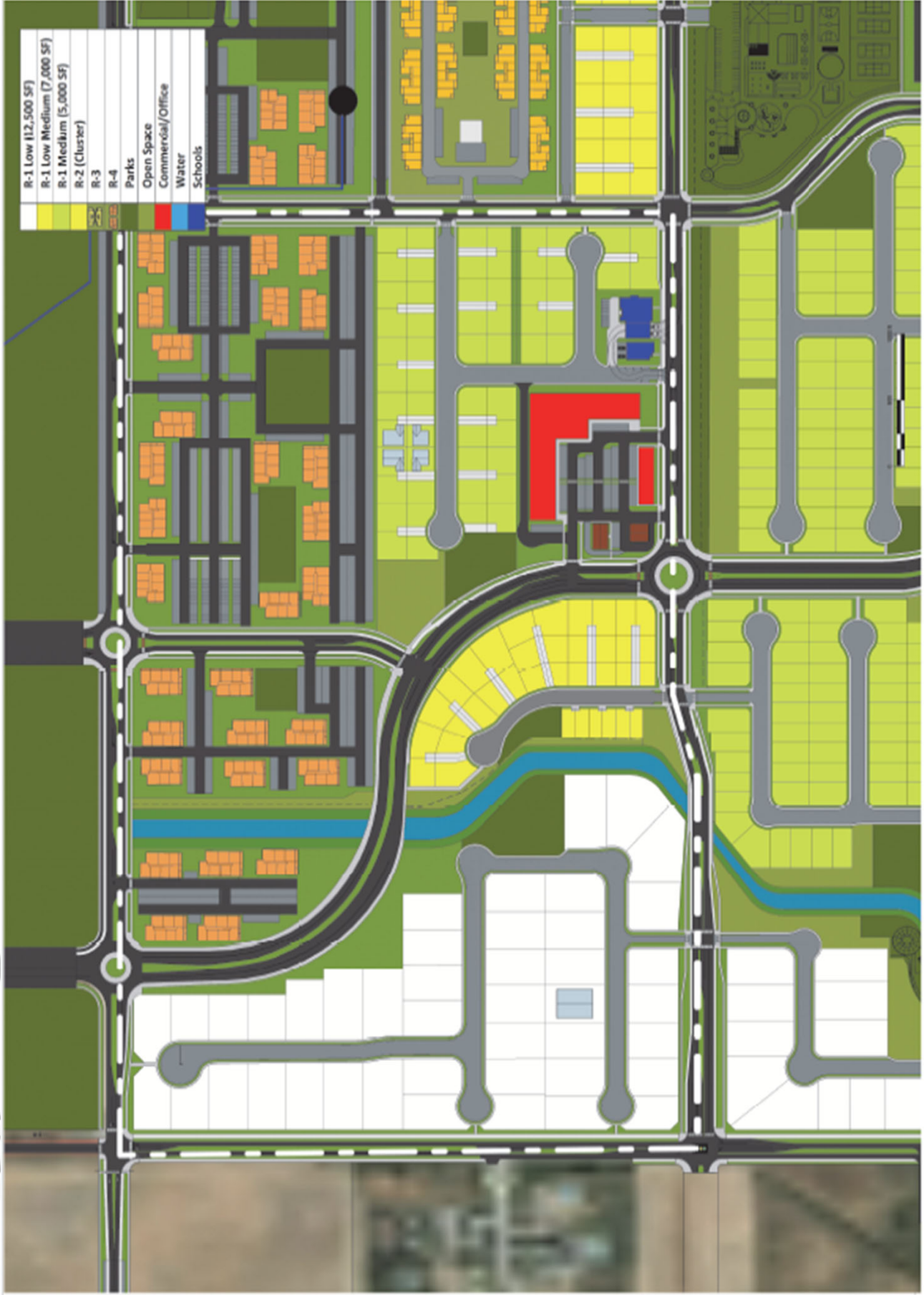
PHASE 1 A (VTSM #25-00007)



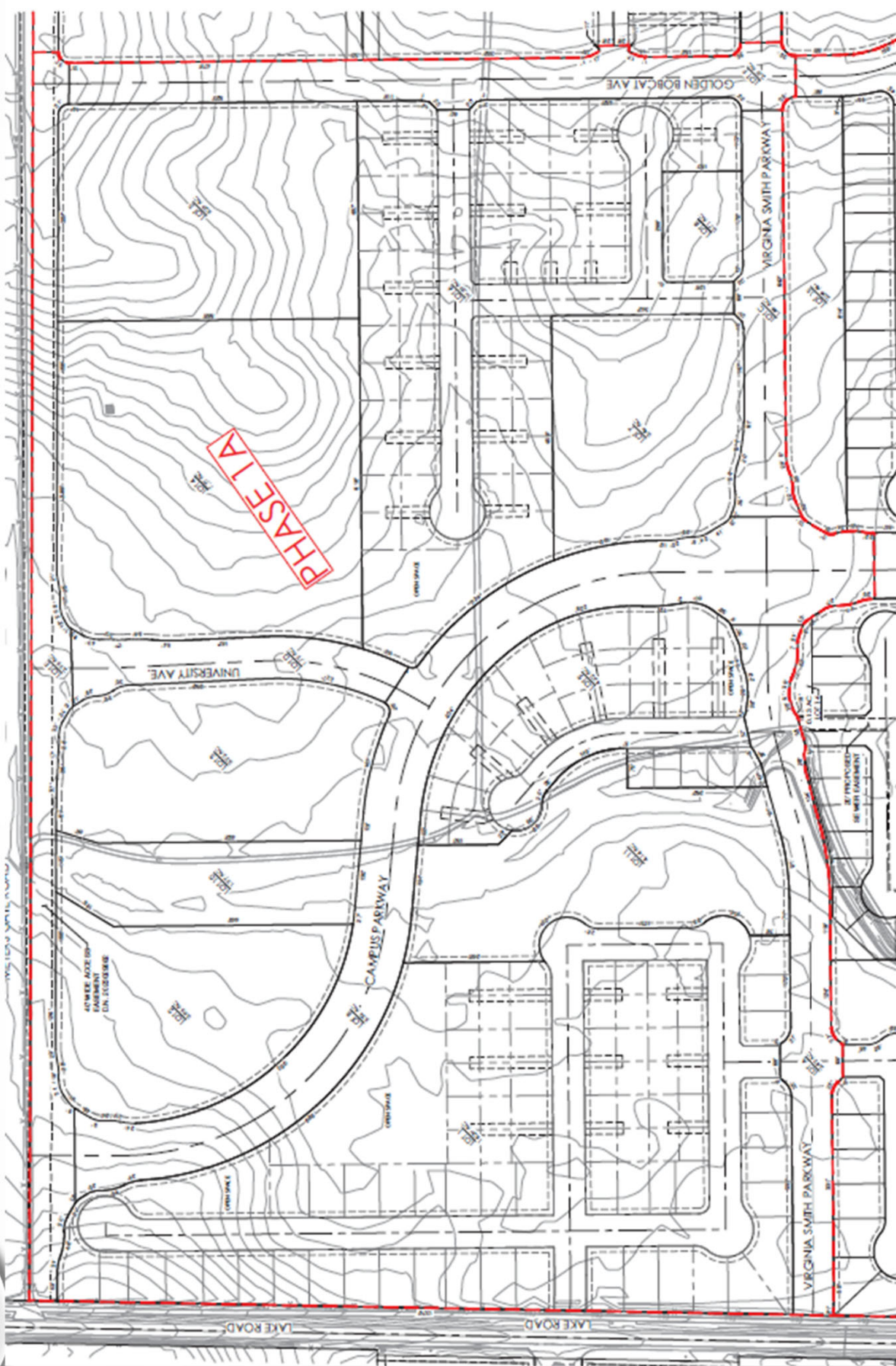
Phase 1A

Virginia Smith Trust

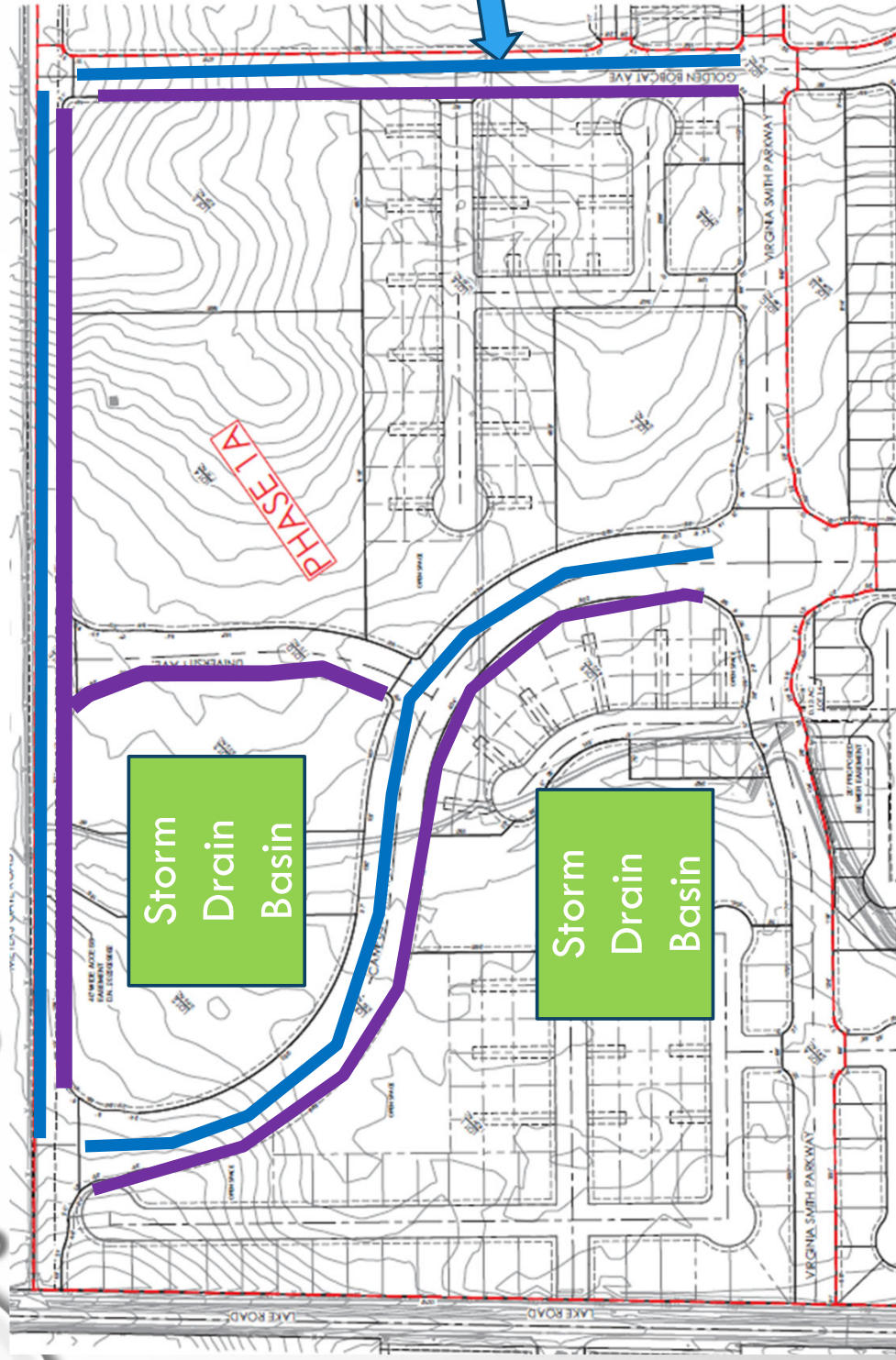
1	Phase 1A
2	Phase 1B
3	Phase 1C
4	Phase 1D
5	Phase 1E
6	Phase 1F
7	Phase 1G
8	Phase 1H
9	Phase 1I
10	Phase 1J
11	Phase 1K
12	Phase 1L
13	Phase 1M
14	Phase 1N
15	Phase 1O
16	Phase 1P
17	Phase 1Q
18	Phase 1R
19	Phase 1S
20	Phase 1T
21	Phase 1U
22	Phase 1V
23	Phase 1W
24	Phase 1X
25	Phase 1Y
26	Phase 1Z



R-1 Low (12,500 SF)
R-1 Low Medium (7,000 SF)
R-1 Medium (5,000 SF)
R-2 (Cluster)
R-3
R-4
Parks
Open Space
Commercial/Office
Water
Schools



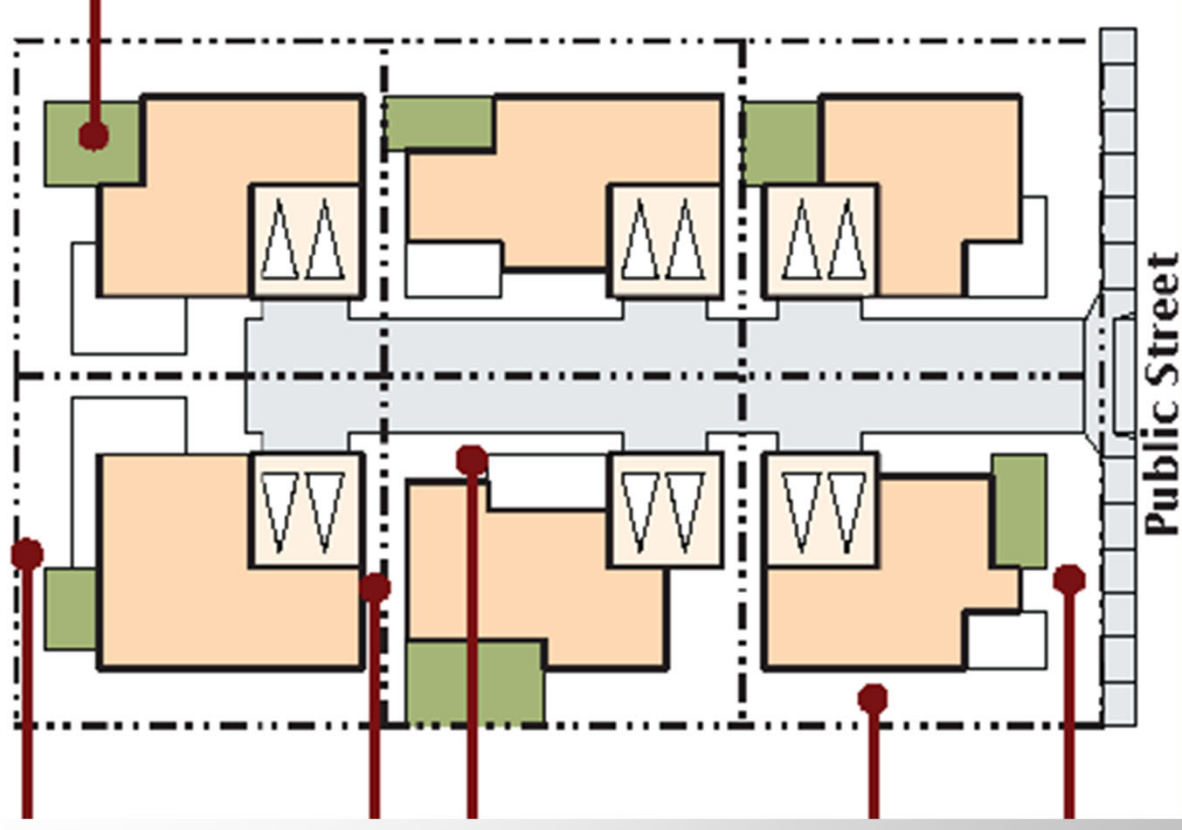
167 Lots



Water Well
East Side of
Golden Bobcat
Ave

Purple=Gravity Sewer & Storm
Drain Infrastructure
Blue=Water Main

CLUSTER UNITS - SITE PLAN



PUBLIC COMMENTS

- PUBLIC HEARING NOTICES WERE PUBLISHED IN A QUALIFYING NEWSPAPER AND MAILED TO PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT SITE.
- STAFF DID NOT RECEIVE PUBLIC COMMENTS FROM PROPERTY OWNERS AT THE TIME THIS REPORT WAS PREPARED

CONDITIONS

- **CONDITION #9:** CFD FORMATION IS REQUIRED PRIOR TO RECORDING FINAL MAP FOR THIS PHASE.
- **CONDITION #26:** A 7-FOOT-TALL MASONRY WALL SHALL BE INSTALLED ALONG CAMPUS PARKWAY FOR THE PORTIONS ADJACENT TO RESIDENTIAL ZONES.
- **CONDITION #29:** THE APPLICANT SHALL DEDICATE ALL NECESSARY STREET RIGHT-OF-WAY AND EASEMENTS DURING THE FINAL MAP STAGE.

PLANNING COMMISSION ACTION

APPROVAL/DISAPPROVE/MODIFY:

- ENVIRONMENTAL REVIEW #25-0033 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY)
- TENTATIVE SUBDIVISION MAP #25-0007 (SUBJECT TO 39 CONDITIONS OF APPROVAL)

QUESTIONS? COMMENTS? CONCERNS?