



PHASE 1D

TENTATIVE SUBDIVISION MAP #25-

0011

PLANNING COMMISSION

FEBRUARY 4/2026

CITY-SCALE CONTEXT





Approx.
655 AC

VST Subject
Site

UC Merced

County
Jurisdiction

County
Jurisdiction

RANCHERS RD
SCHOLARS LN

N LAKE RD

N LOS OLIVOS RD

CARDILLA RD

E DUNN RD

WINDY CT

ATLANTIC ST

EYOSEMITE AVE

ANYON DR

GOLF RD

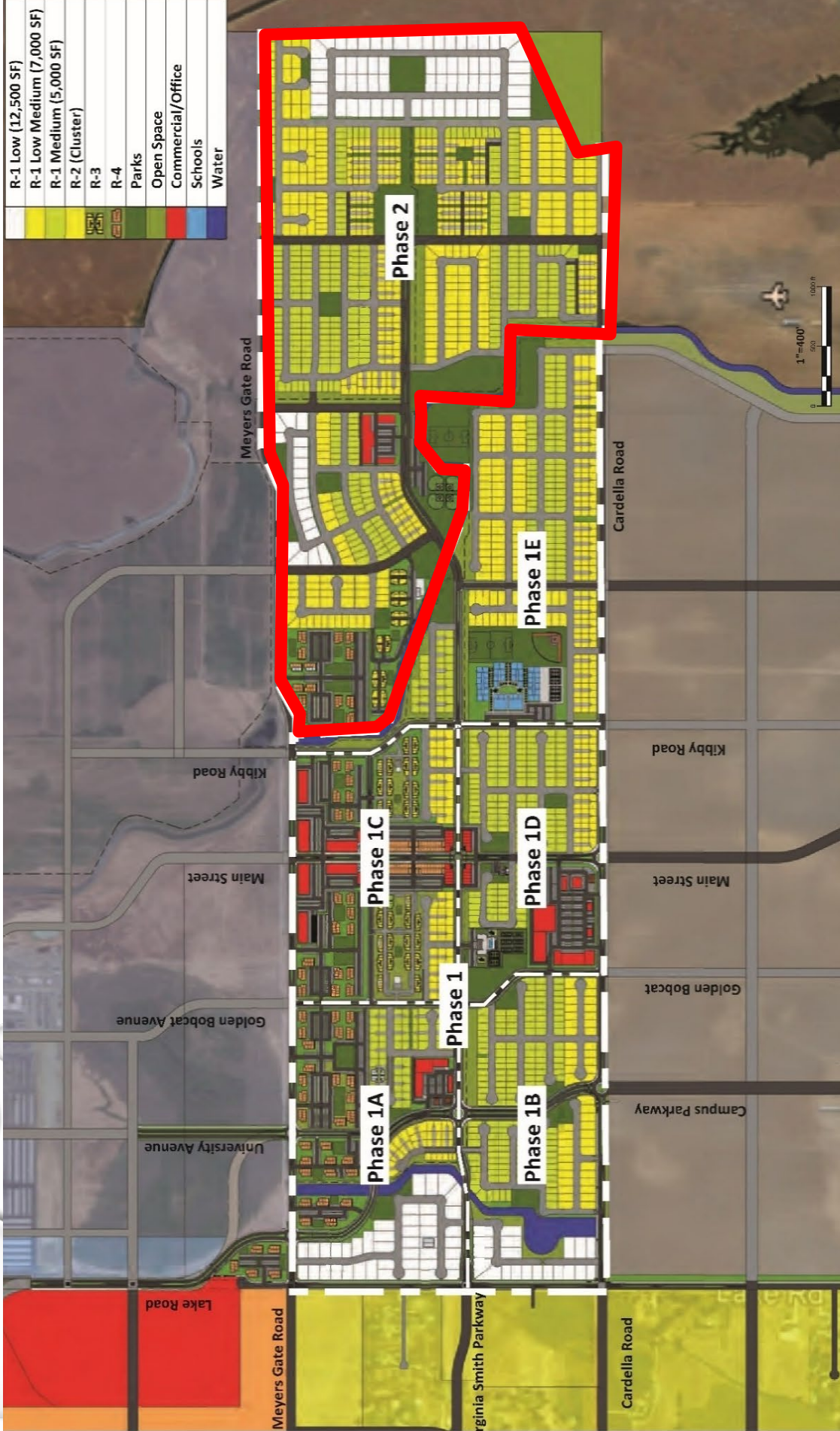
UE RD

ESTINY DR

NGARDNER AVE

AVOCET DR

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	
Schools	
Water	



4,400 Dwelling Units

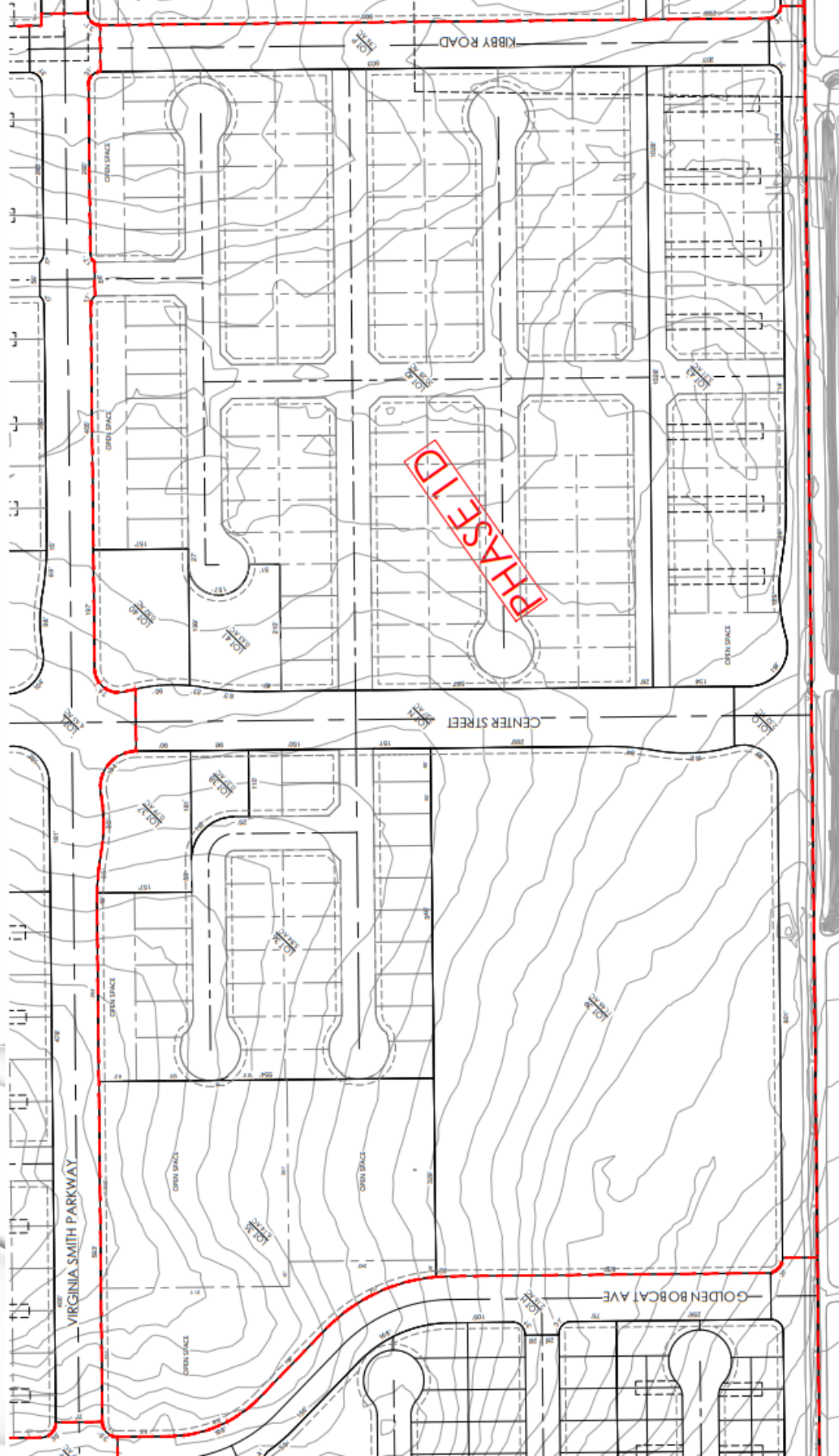
862,000 Retail/Office

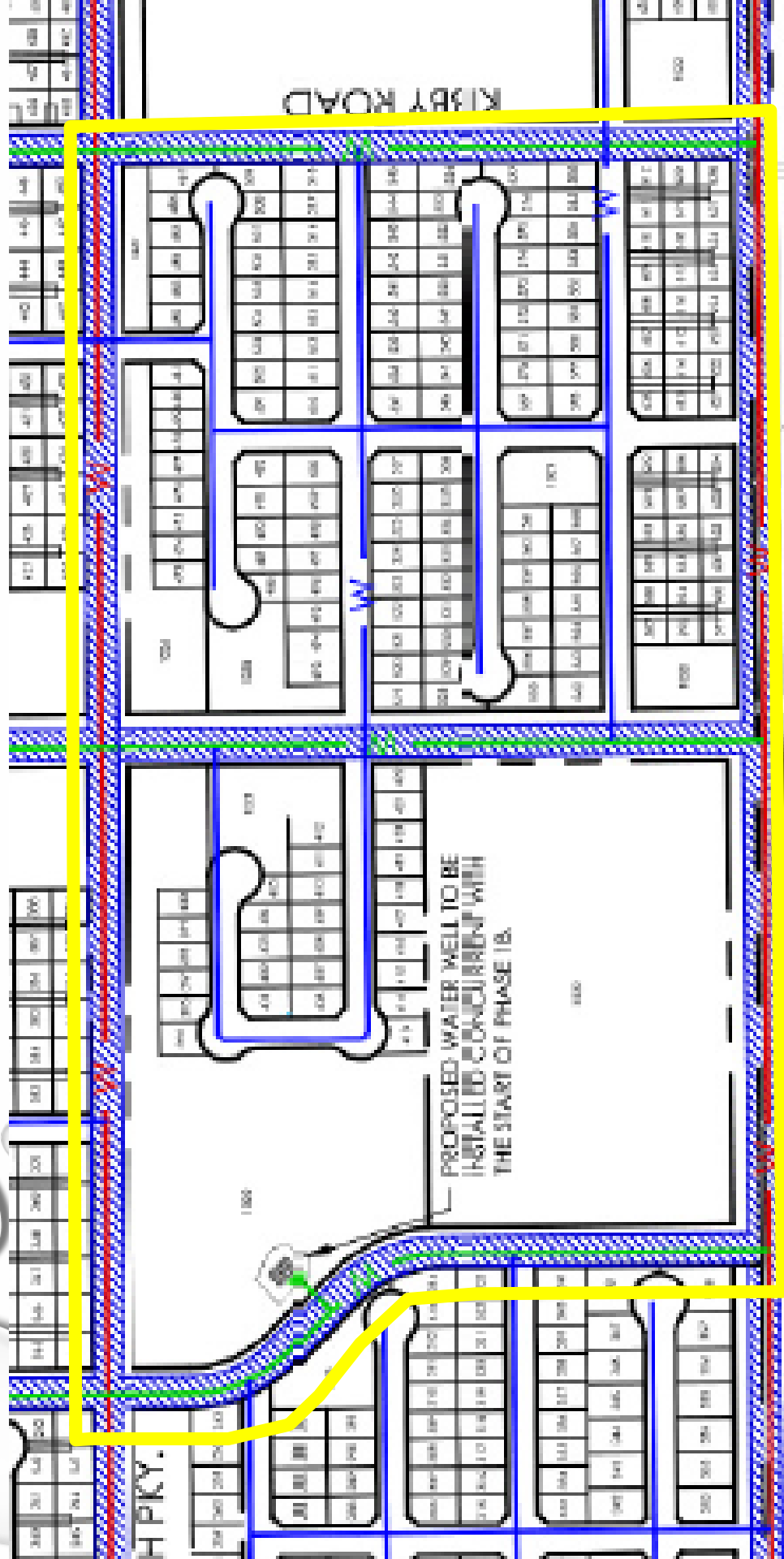
15-Year Buildout

PHASE 1D



197 Lots

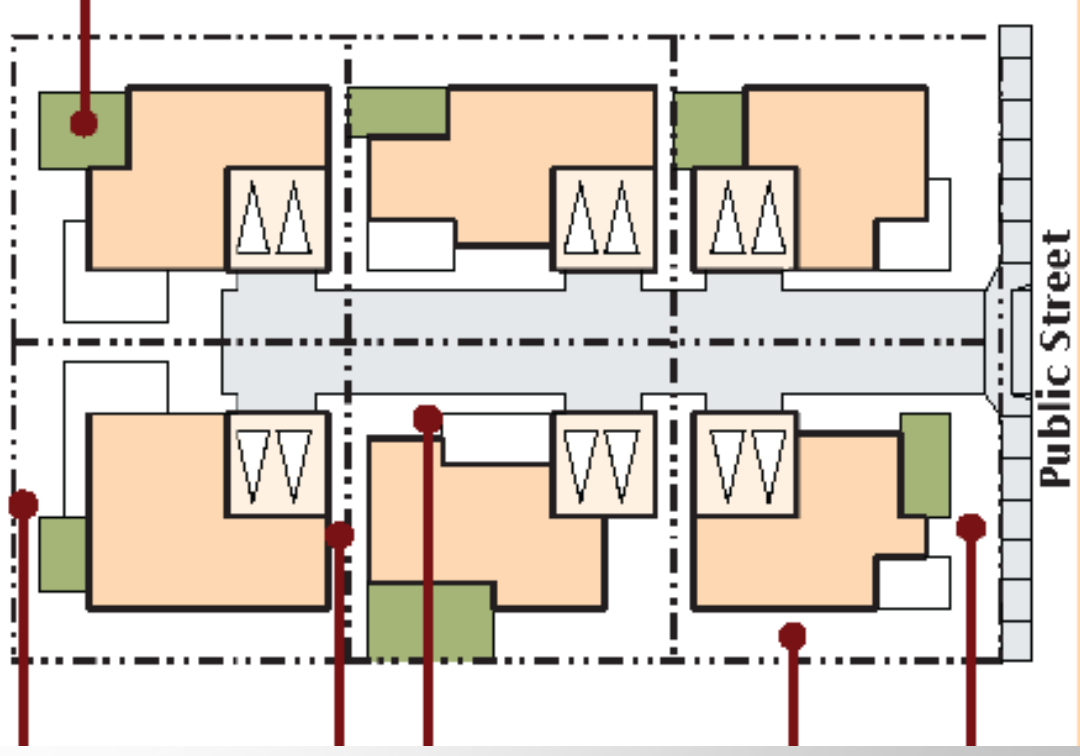




LEGEND

- 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

CLUSTER UNITS - SITE PLAN



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)				★	
Kibby Road (Meyers Gate Road to Virginia Smith)			X		
Kibby Road (Virginia Smith to Cardella Road)				★	
Cardella (Lake Road to Golden Bobcat)		X			
Cardella (Golden Bobcat to Kibby Road)				★	
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		
Garvity Sewer in Main Street from Meyers Gate to Virginia Smith			X		
Gravity Sewer in Cardella Road from Golden Bobcat to Road A					
Gravity in Main Street and Kibby Road from Virginina Smith to Cardella					
Garvity 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				 	
Water main in Cardella Road from Golden Bobcat Road to Kibby Road					
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 Univeristy 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				★		
Storm Drain Basins along Cardella between Kibby Road and Golden Bobcat				★		
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

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 #18:** NO RESIDENTIAL DRIVEWAYS SHALL FRONT ON ANY ARTERIAL OR COLLECTOR STREET, EXCEPT FOR MULTI-FAMILY HOUSING DEVELOPMENTS WITHIN R-3 AND R-4 LAND USE DESIGNATIONS.
- **CONDITION #29:** THE APPLICANT SHALL DEDICATE ALL NECESSARY STREET RIGHT-OF-WAY AND EASEMENTS DURING THE FINAL MAP STAGE.
- **CONDITION #39:** A FINAL MAP WITHIN PHASE 1D CANNOT BE RECORDED UNTIL THE FINAL MAP FOR THE LARGE LOT SUBDIVISION MAP (VTSM #25-0008) FOR THIS SITE IS RECORDED.

PLANNING COMMISSION ACTION

APPROVAL/DISAPPROVE/MODIFY:

- **TENTATIVE SUBDIVISION MAP #25-0011**
(SUBJECT TO 39 CONDITIONS OF APPROVAL, WITH
MODIFICATIONS TO CONDITIONS #8 AND #18 AS
INDICATED BY STAFF DURING THE PRESENTATION)
- **ENVIRONMENTAL REVIEW #25-0036 (CEQA SECTION
15162 – REUSE EXISTING ENVIRONMENTAL STUDY)**

QUESTIONS? COMMENTS? CONCERNS?