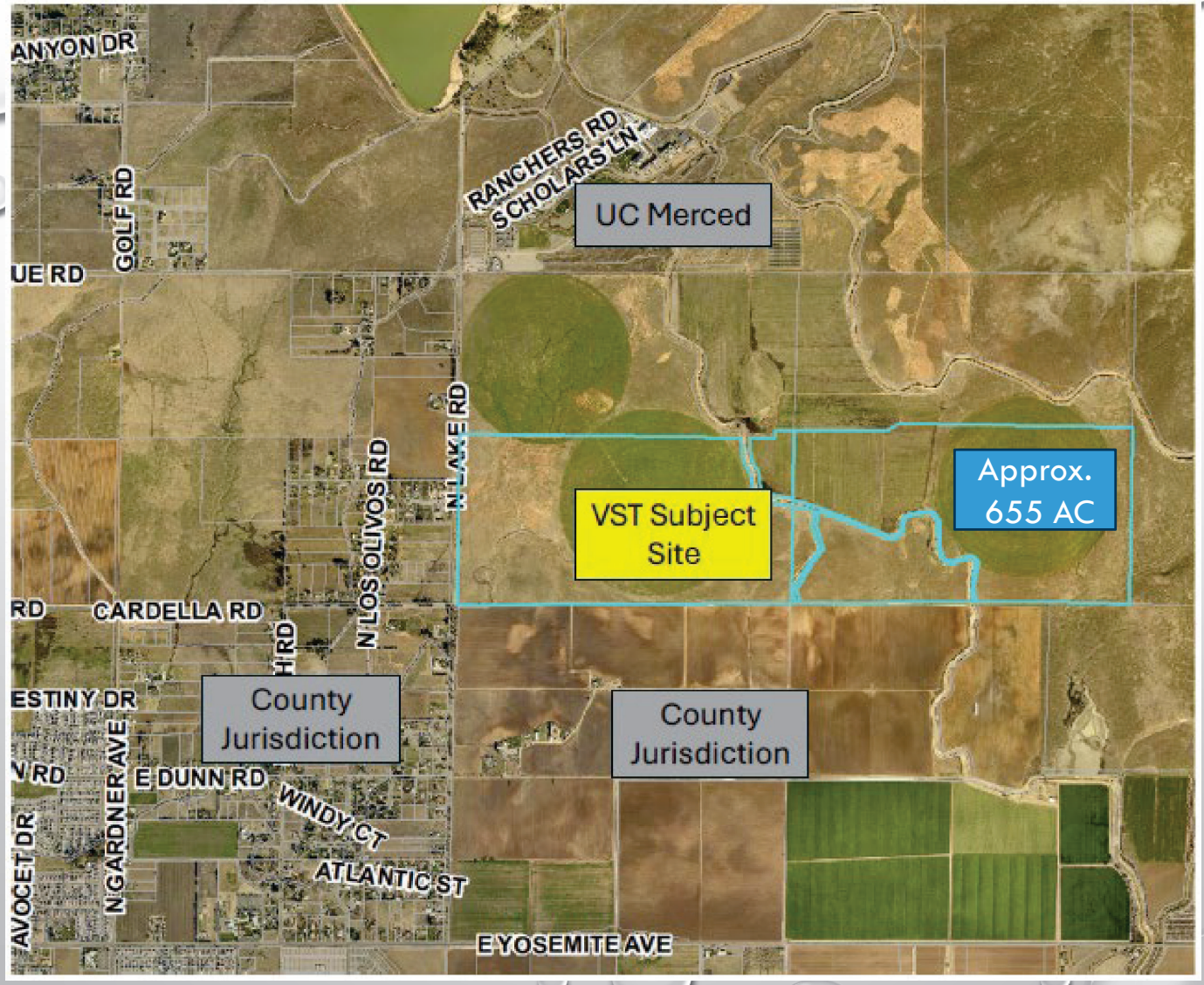
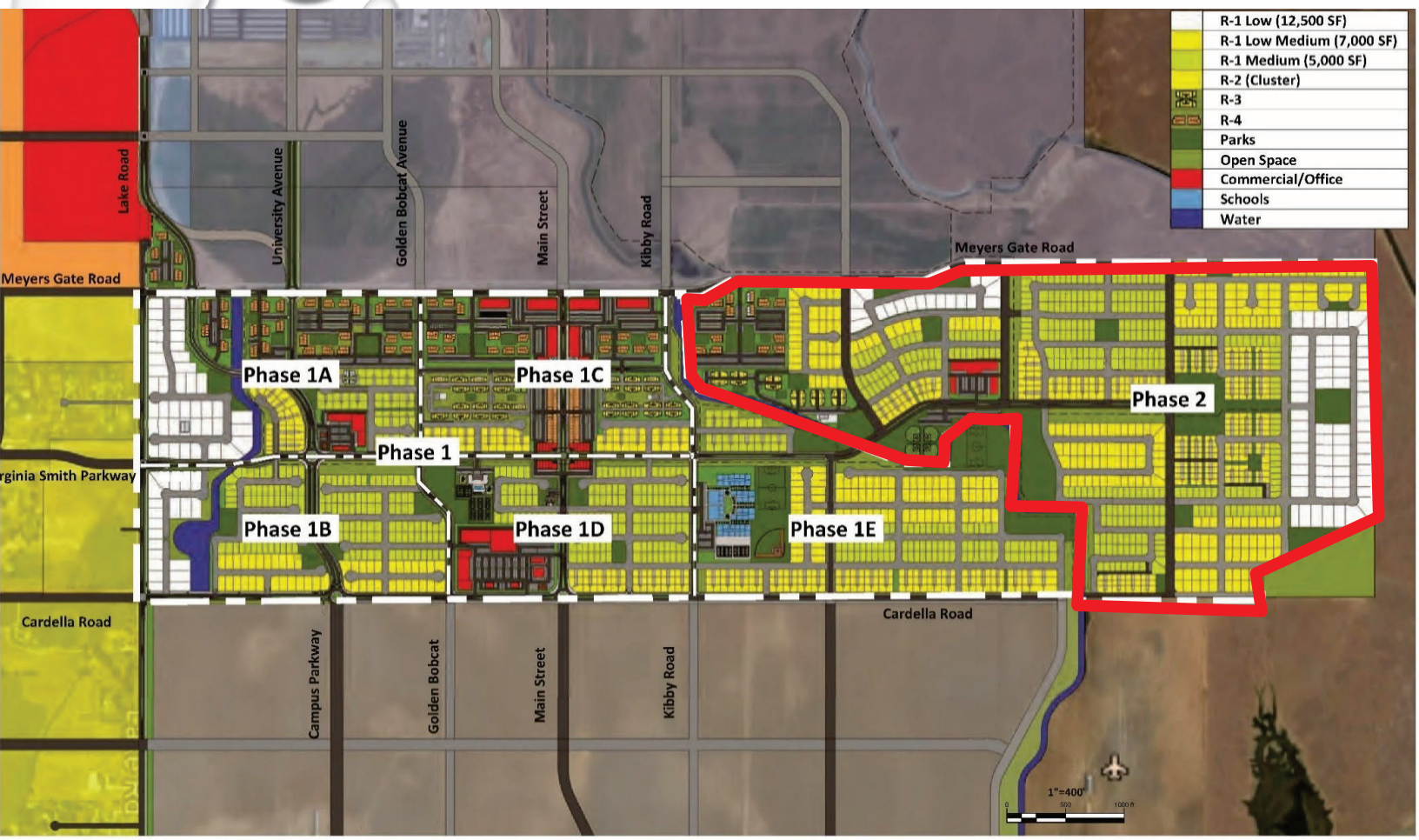


Applicant:
Steve Tietjen, Ed. D.
Stephen Peck, AICP

CITY-SCALE CONTEXT




ANYON DR
GOLF RD
UE RD
RANCHERS RD
SCHOLARS LN
UC Merced
N LAKE RD
N LOS OLIVOS RD
VST Subject Site
Approx. 655 AC
RD
CARDELLA RD
H RD
County Jurisdiction
County Jurisdiction
ESTINY DR
N GARDNER AVE
E DUNN RD
WINDY CT
ATLANTIC ST
AVOCET DR
E YOSEMITE AVE



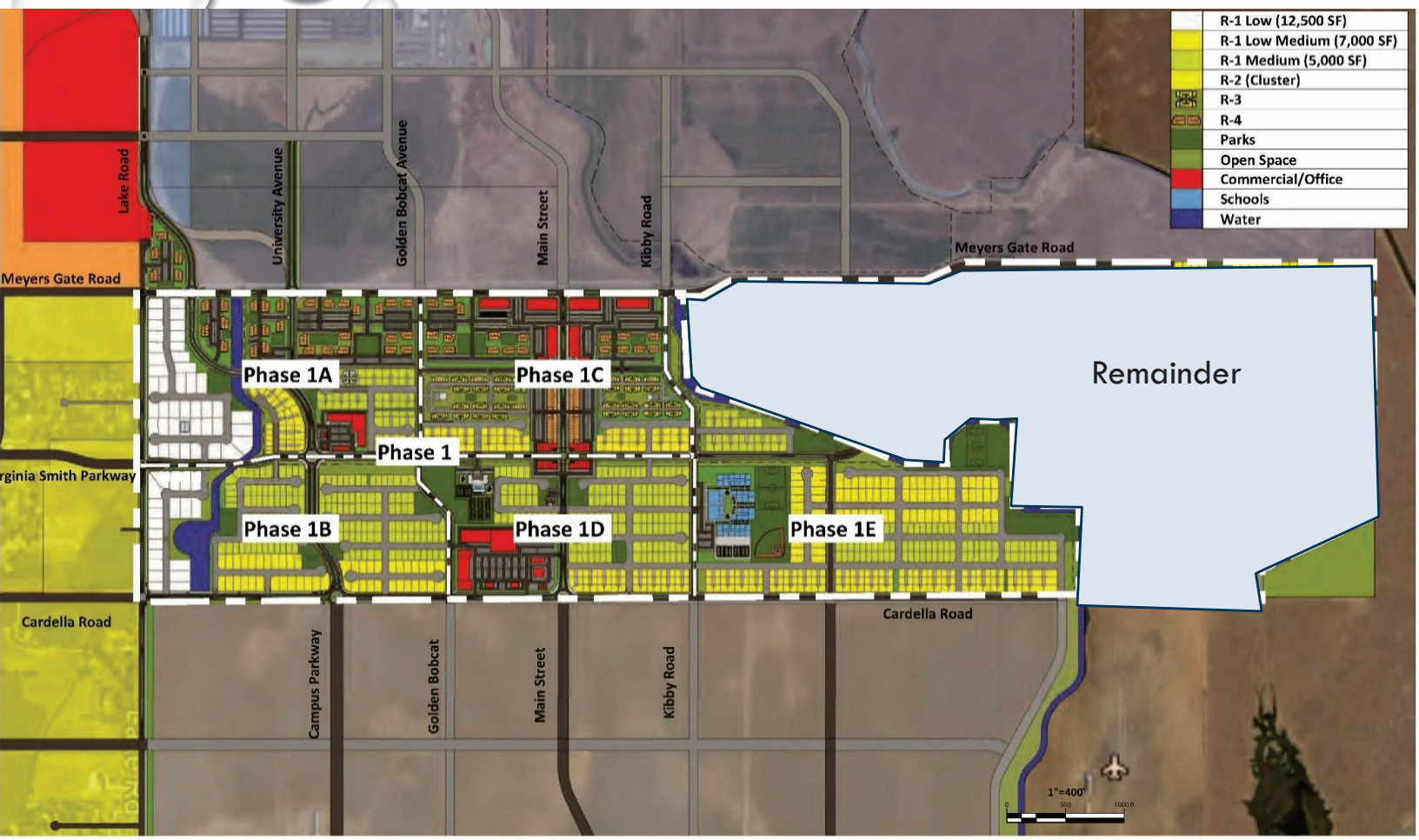
4,400 Dwelling Units

862,000 Retail/Office

15-Year Buildout

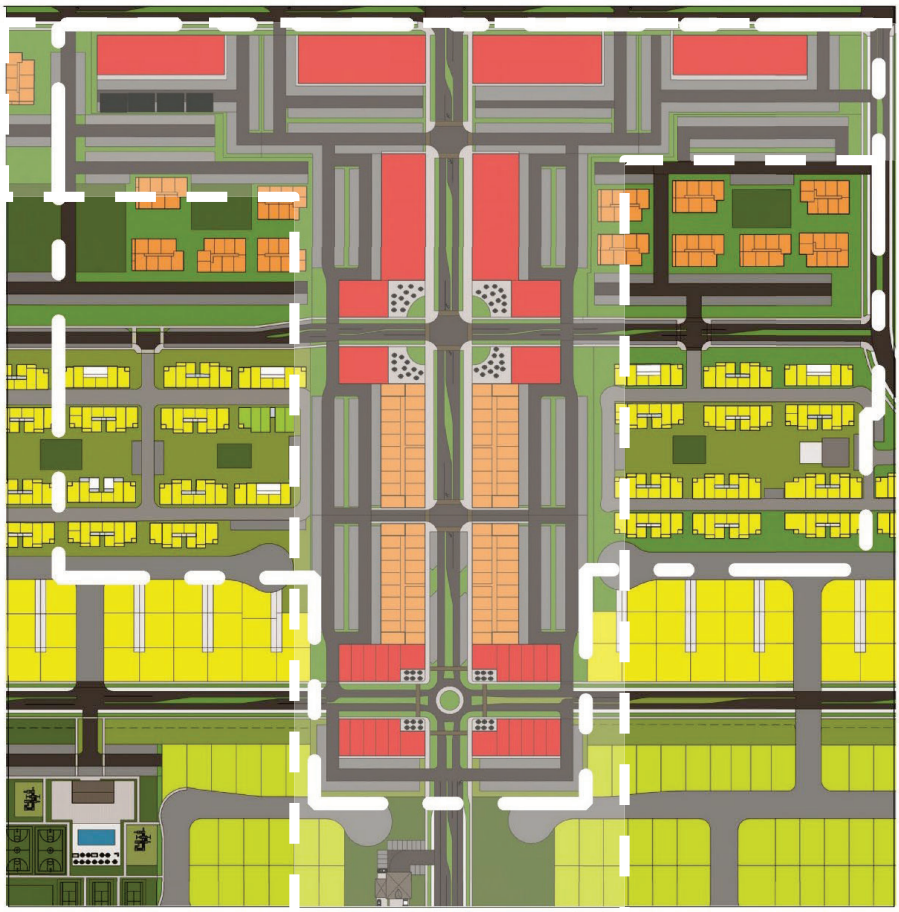
LAND USE FOR ENTIRE VST PLAN

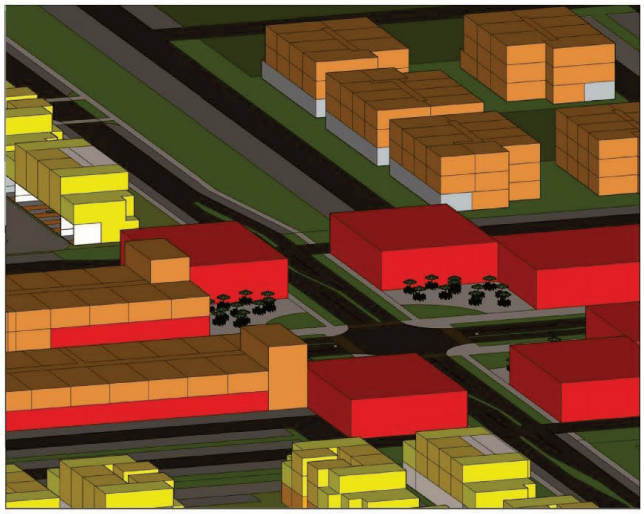
- **RESIDENTIAL USES** - 410 ACRES (APPROXIMATELY 3,560 RESIDENTIAL UNITS NOT INCLUDING DENSITY BONUS UNITS)
- **COMMERCIAL USES** - 44 ACRES (APPROXIMATELY 856,200 SQUARE FEET OF RETAIL/OFFICE SPACE)
- **OPEN SPACE AND PARKS** - 113 ACRES FOR OPEN SPACE AND PARKS, 78 ACRES SPECIFICALLY FOR PARKS
- **K-8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







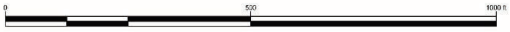






Town Center

1"=100





Community Recreation Center with Clubhouse



Recreation Center Deck



Recreation Center Patio Dining

Parks



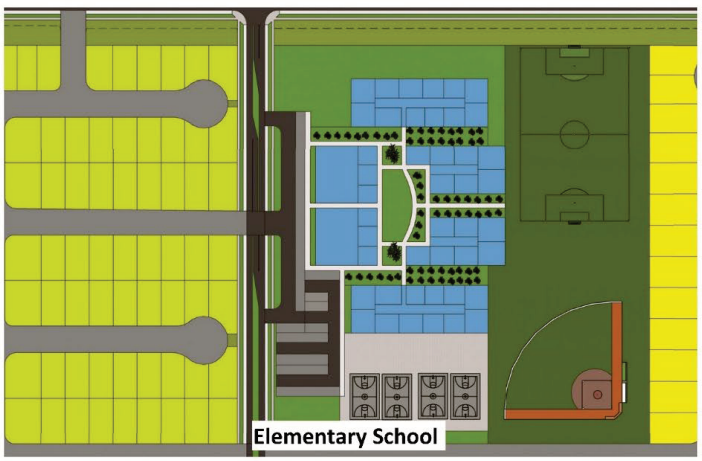
Community Sports Park



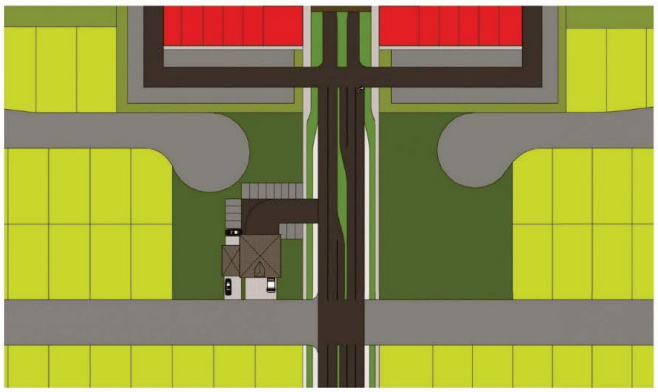






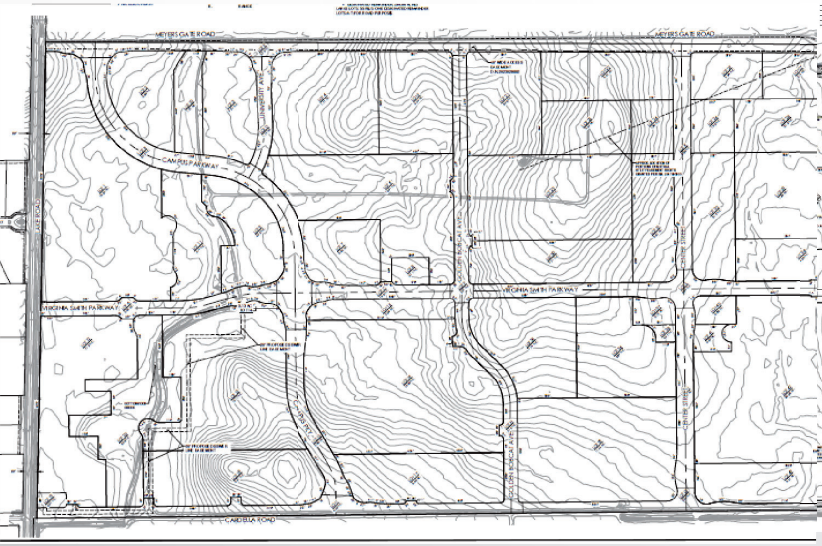


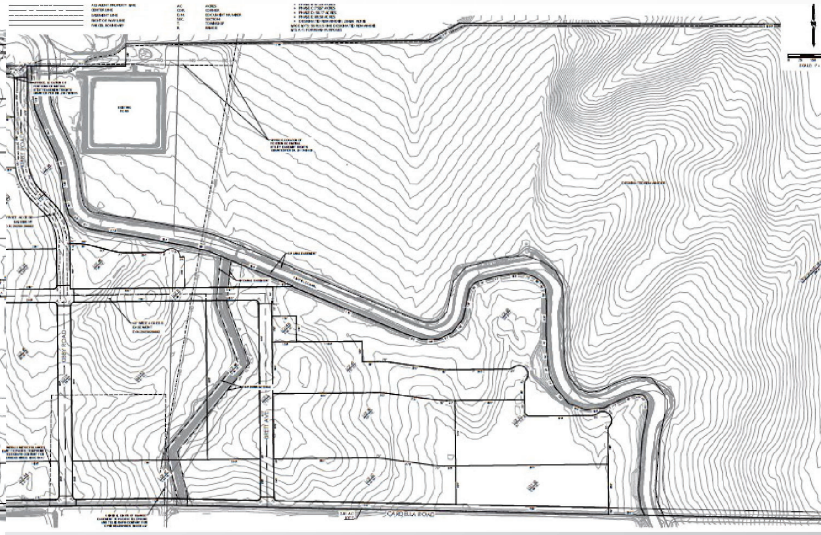
Public Facilities



Police and Fire Station

LARGE LOT MAP (VSTM #25-0008)





53 Lots and Remainder

BACK BONE INFRASTRUCTURE

CIRCULATION

	Phase of Development				
Individual Improvements	**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				
CampusParkway (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			
Virgina 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

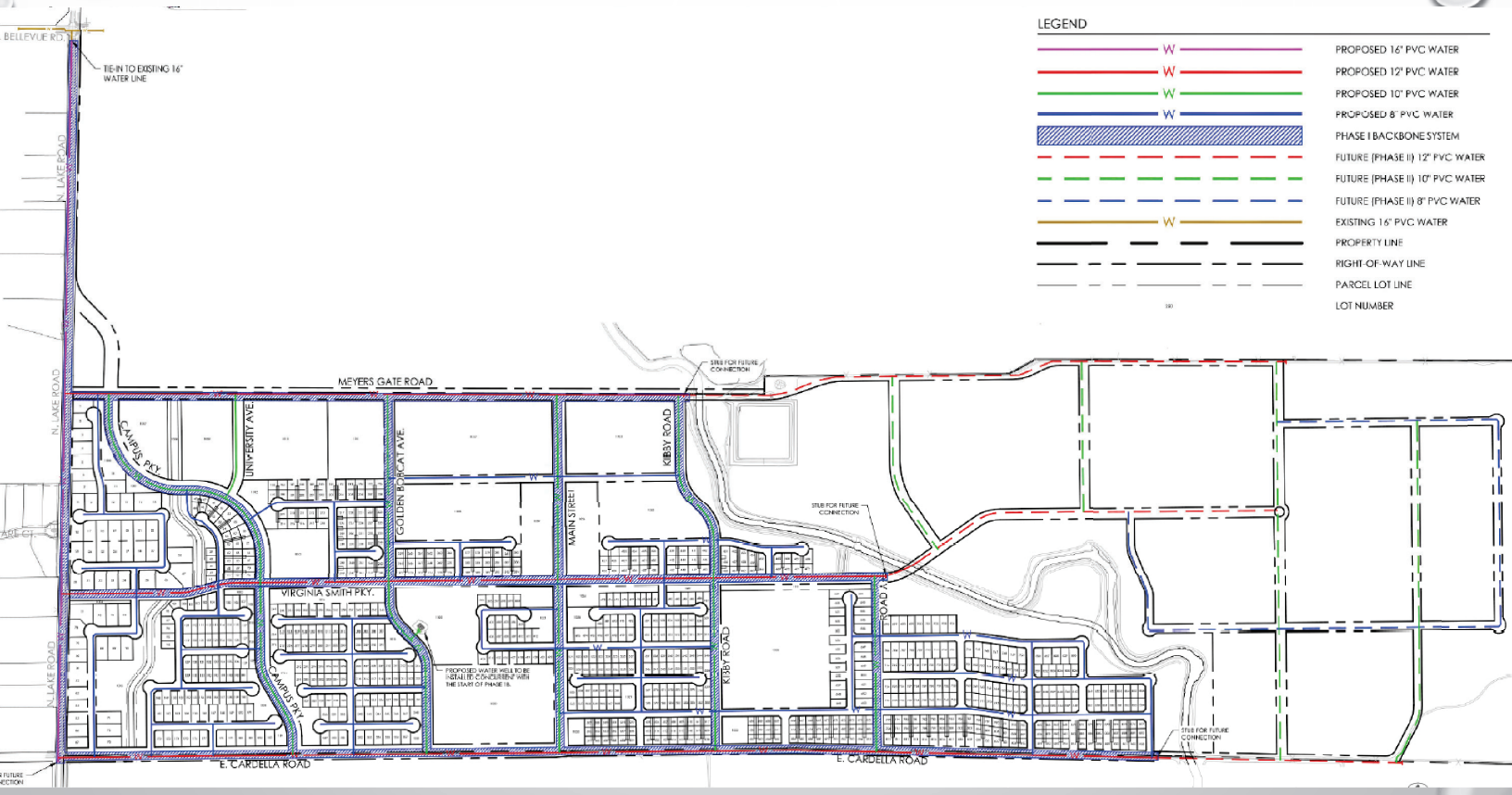
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Lift Station and forcemain to existing SS @ Bellevue RD		X			
Gravity Sewer in Cardella from Lift Station to Golden Bobcat		X			
Gravity in Virginia Smith Parkway to Golden Bobcat		X			
Gravity Sewer in Meyers Gate Between Lake Road and 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		
Garvity 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 Virginina Smith to Cardella				X	
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

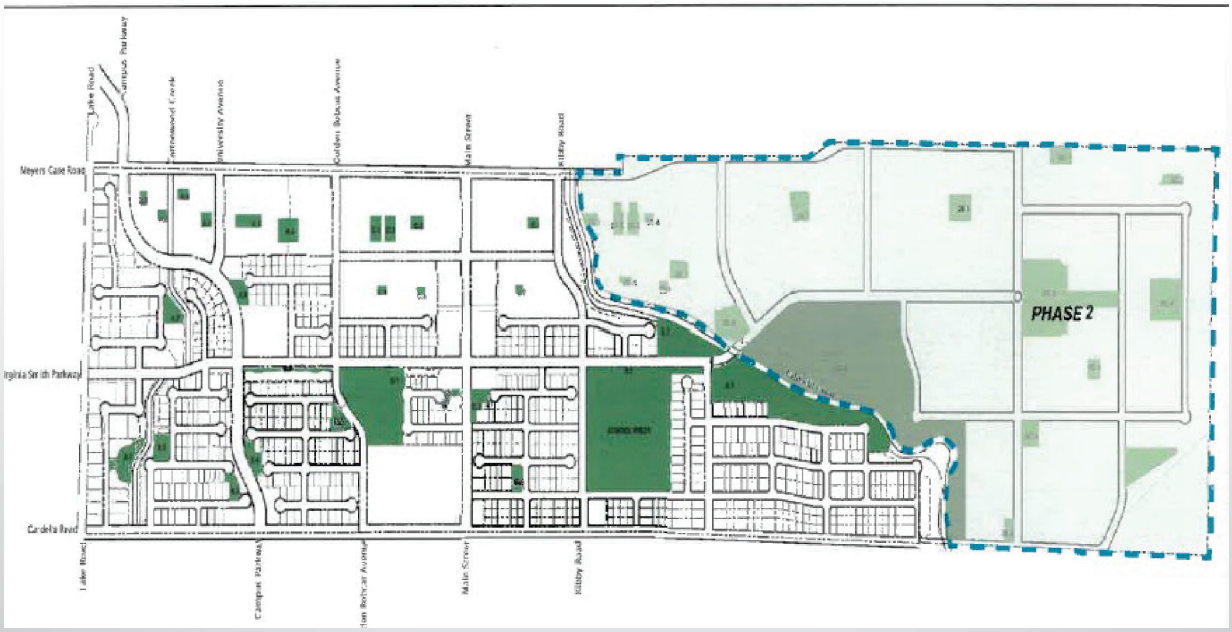
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Water main in Lake Road from Bellevue to Cardella Road		X			
Water main in Virginia Smith Parkway and Cardella from Lake Road to Golden Bobcat		X			
Water main in Campus parkway and Golden Bobcat from Virginia Smith Parkway to Cardella.		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				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

	Phase of Development				
Individual Improvements	**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				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
TIE-IN TO EXISTING 16" WATER LINE
N. LAKE ROAD
MEYERS GATE ROAD
CAMPUS PKY.
UNIVERSITY AVE.
GOLDEN BOBCAT AVE.
MAIN STREET
KIBBY ROAD
VIRGINIA SMITH PKY.
PROPOSED WATER WELL TO BE INSTALLED CONCURRENT WITH THE START OF PHASE IB.
STUB FOR FUTURE CONNECTION
E. CARDELLA ROAD

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

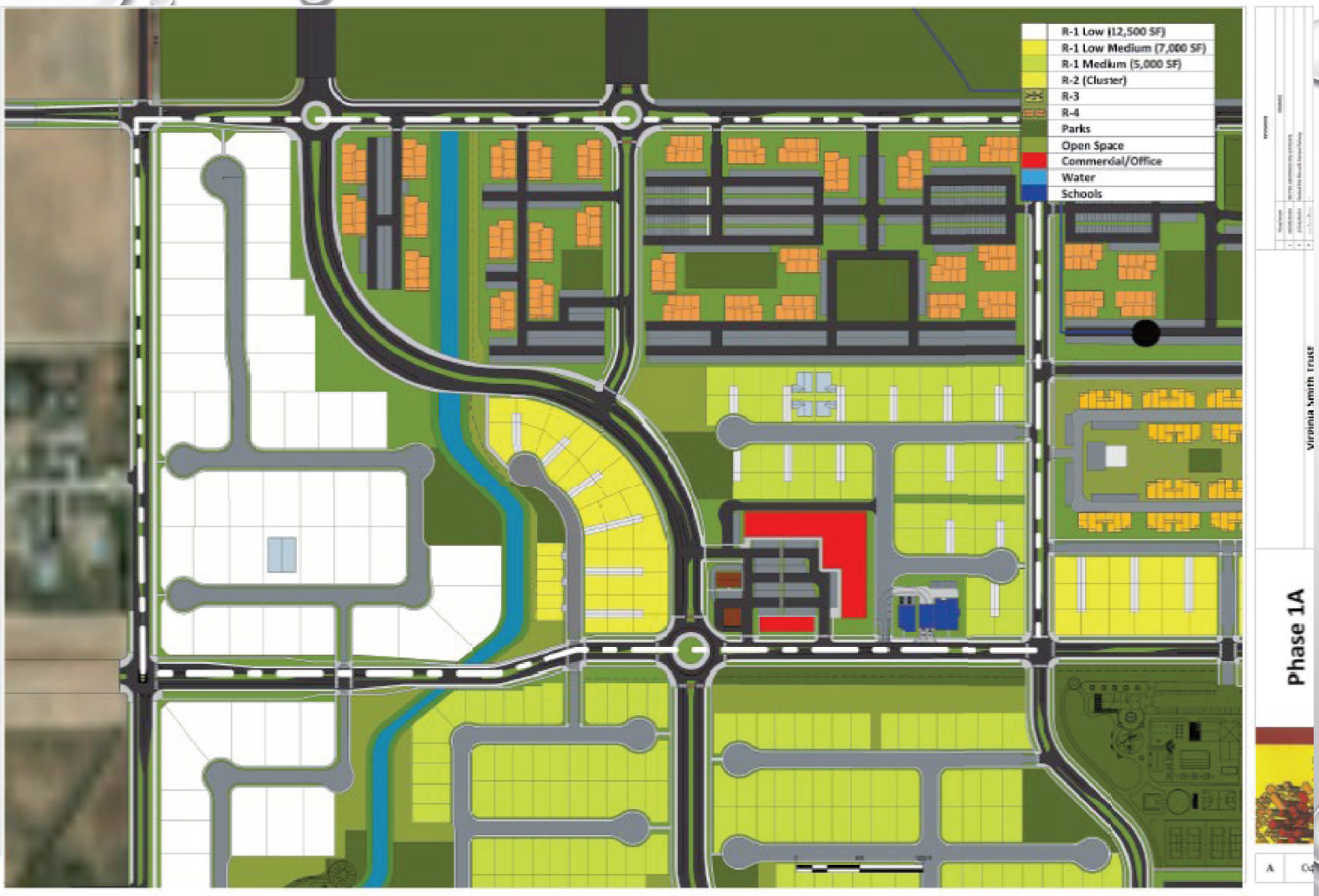
APPROVAL/DISAPPROVE/MODIFY:

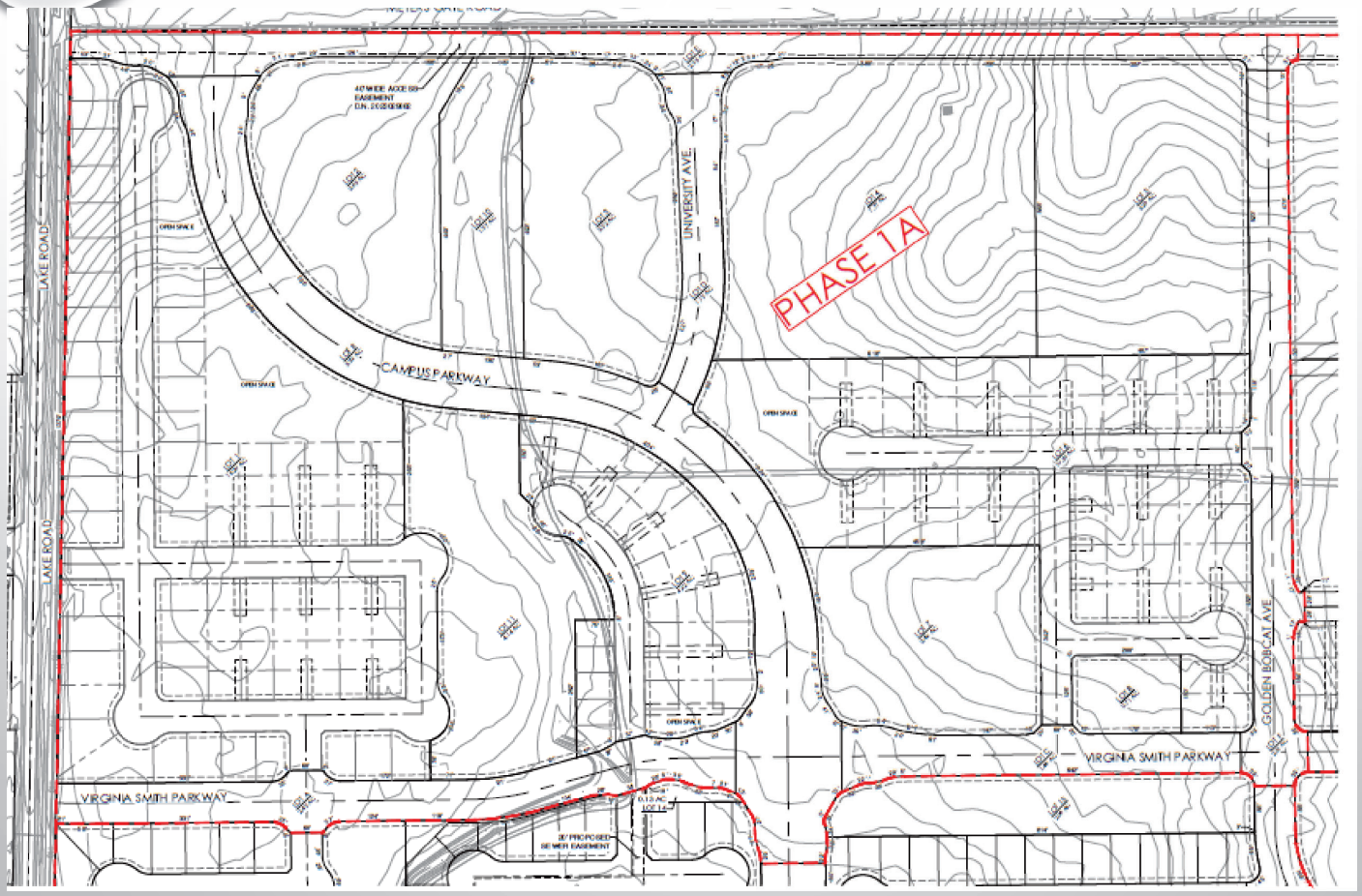
- ENVIRONMENTAL REVIEW #25-0029 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY AND CEQA SECTION 15183 EXEMPTION FOR CONSISTENCY WITH EXISTING PLAN)
- TENTATIVE SUBDIVISION MAP #24-0008 (SUBJECT TO 24 CONDITIONS OF APPROVAL)

QUESTIONS? COMMENTS? CONCERNS?

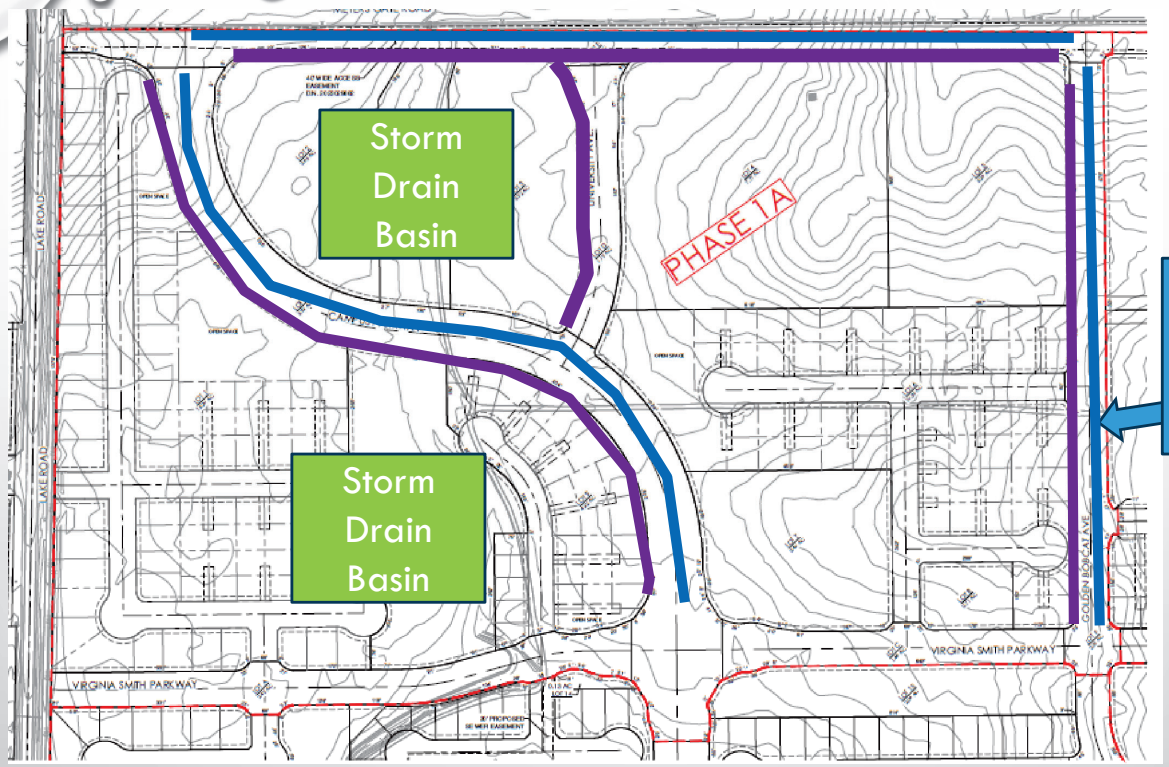
SMALL LOT MAPS

PHASE 1A (VTSM #25-0007)


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
Virginia Smith Trust
Phase 1A

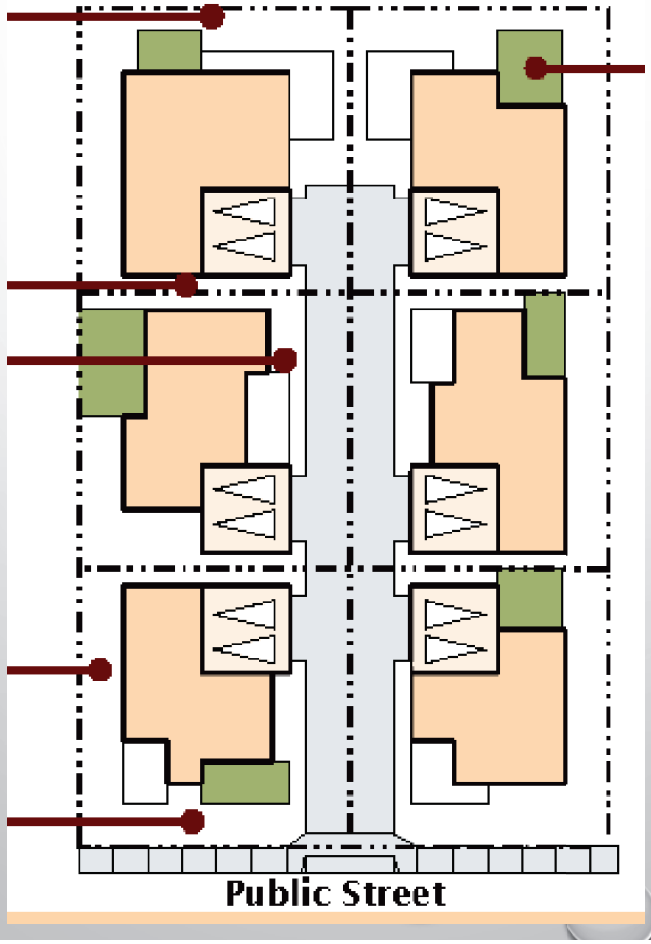

PHASE 1A
CAMPUS PARKWAY
UNIVERSITY AVE
LAKE ROAD
LAKE ROAD
VIRGINIA SMITH PARKWAY
VIRGINIA SMITH PARKWAY
GOLDEN BOBCAT AVE
OPEN SPACE
OPEN SPACE
OPEN SPACE

167 Lots



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.

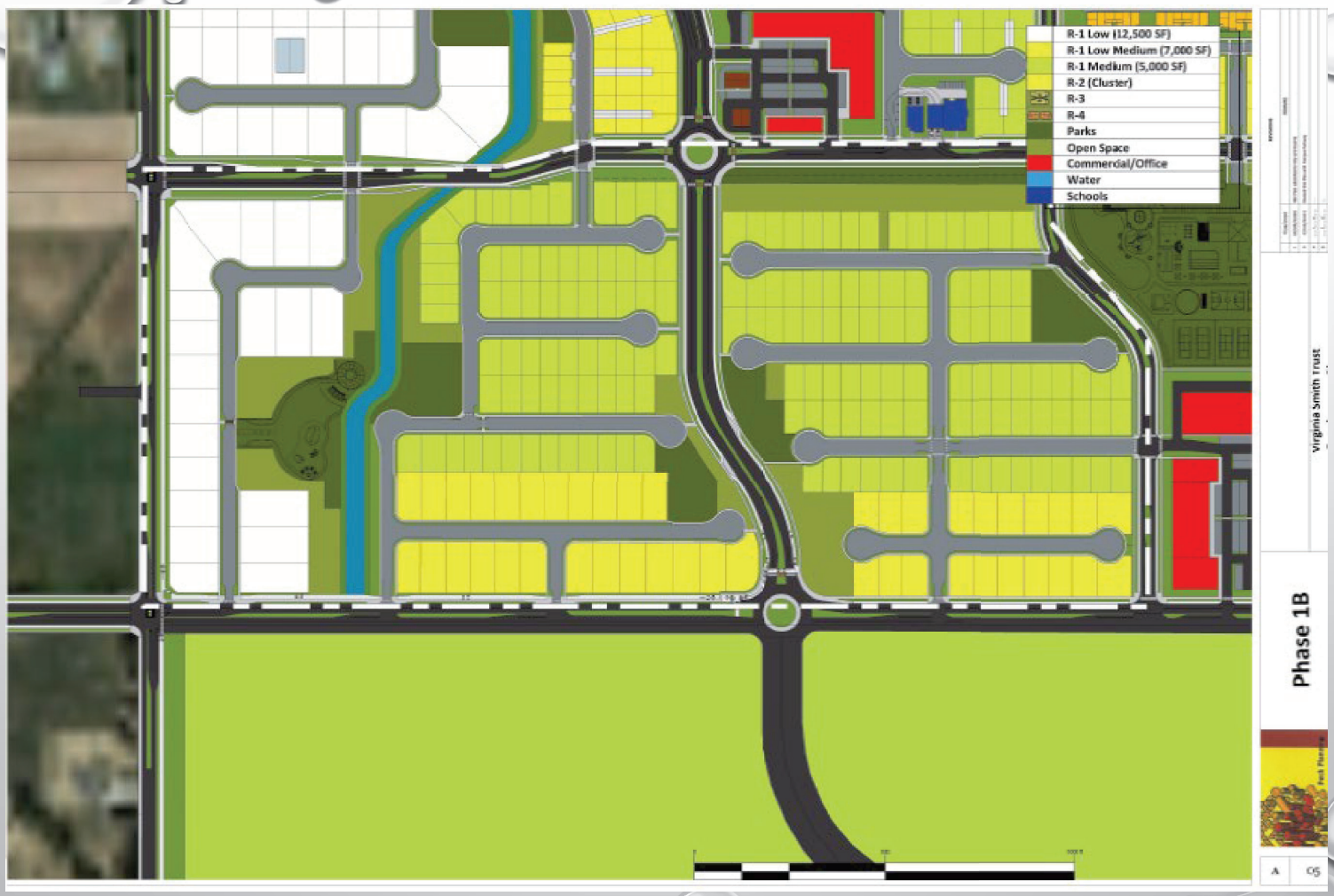
PLANNING COMMISSION ACTION

APPROVAL/DISAPPROVE/MODIFY:

- ENVIRONMENTAL REVIEW #25-0033 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY AND CEQA SECTION 15183 EXEMPTION FOR CONSISTENCY WITH EXISTING PLAN)
- TENTATIVE SUBDIVISION MAP #25-0007 (SUBJECT TO 39 CONDITIONS OF APPROVAL)

QUESTIONS? COMMENTS? CONCERNS?

PHASE 1B (VTSM #25-0009)


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
Virginia Smith Trust
Phase 1B
A
CS

CIRCULATION

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

SEWER

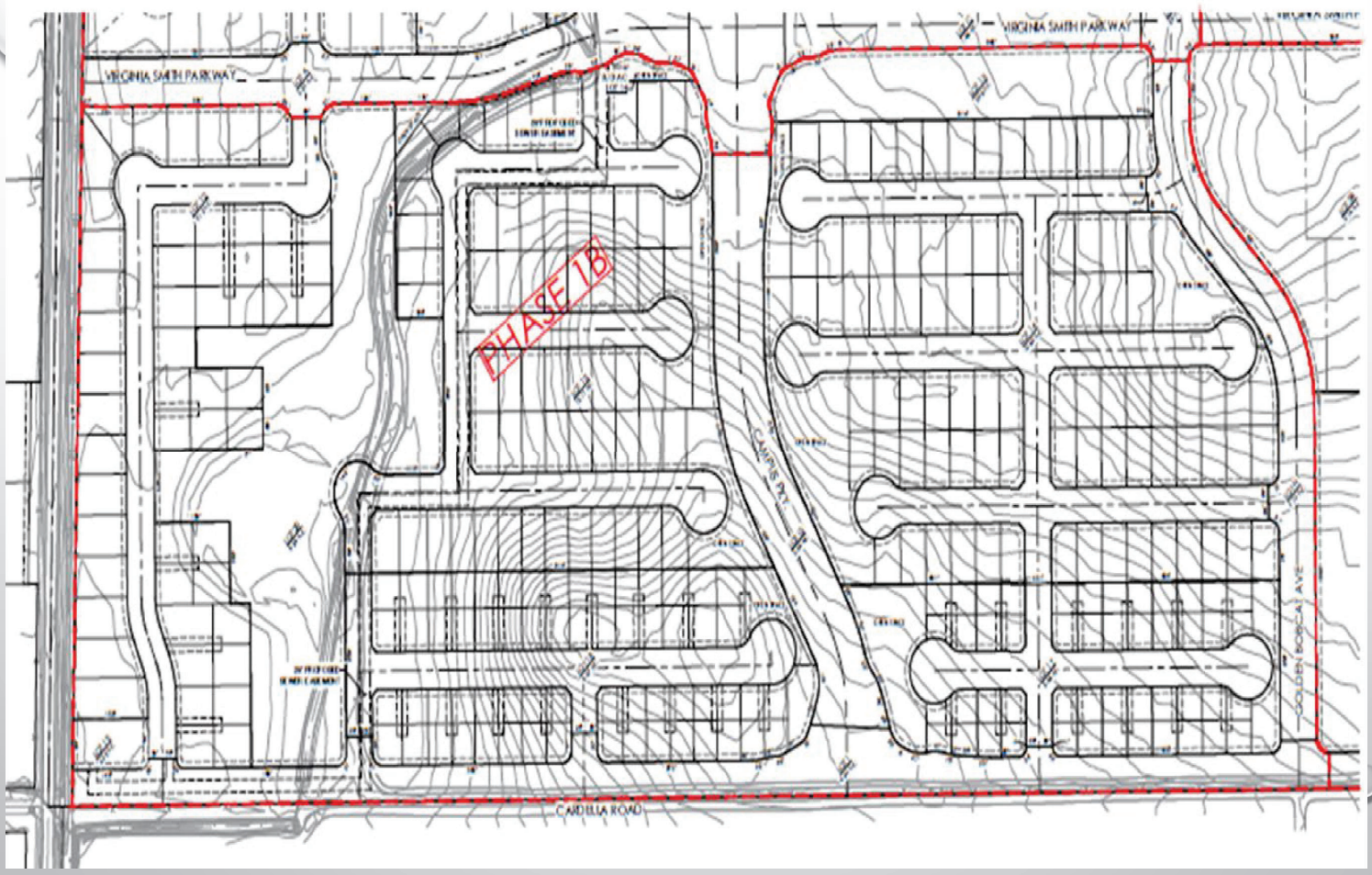
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Lift Station and forcemain to existing SS @ Bellevue RD		★			
Gravity Sewer in Cardella from Lift Station to Golden Bobcat		★			
Gravity in Virginia Smith Parkway to Golden Bobcat		★			
Gravity Sewer in Meyers Gate Between Lake Road and 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				X	
Gravity in Main Street and Kibby Road from Virginina Smith to Cardella				X	
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		★			
Water main in Virginia Smith Parkway and Cardella from Lake Road to Golden Bobcat		★			
Water main in Campus parkway and Golden Bobcat from Virginia Smith Parkway to Cardella.		★			
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					
Storm Drain Basins along Virginia Smith Parkway between Lake Road and Golden Bobcat					
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				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


VIRGINIA SMITH PARKWAY
VIRGINIA SMITH PARKWAY
PHASE 1B
CAMPUS DR
GOLDEN BOBCAT AVE
CARDELLA ROAD

328 Lots



Strom Drain Infrastructure along Virginia Smith Parkway, including storm drain basins along Virginia Smith Parkway between Lake Road and Golden Bobcat Avenue

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

Lift station and force main to existing sewer system at Bellevue Road
Gravity sewer in Cardella from life station to Golden Bobcat, and gravity sewer in Virginia Smith Parkway to Golden Bobcat

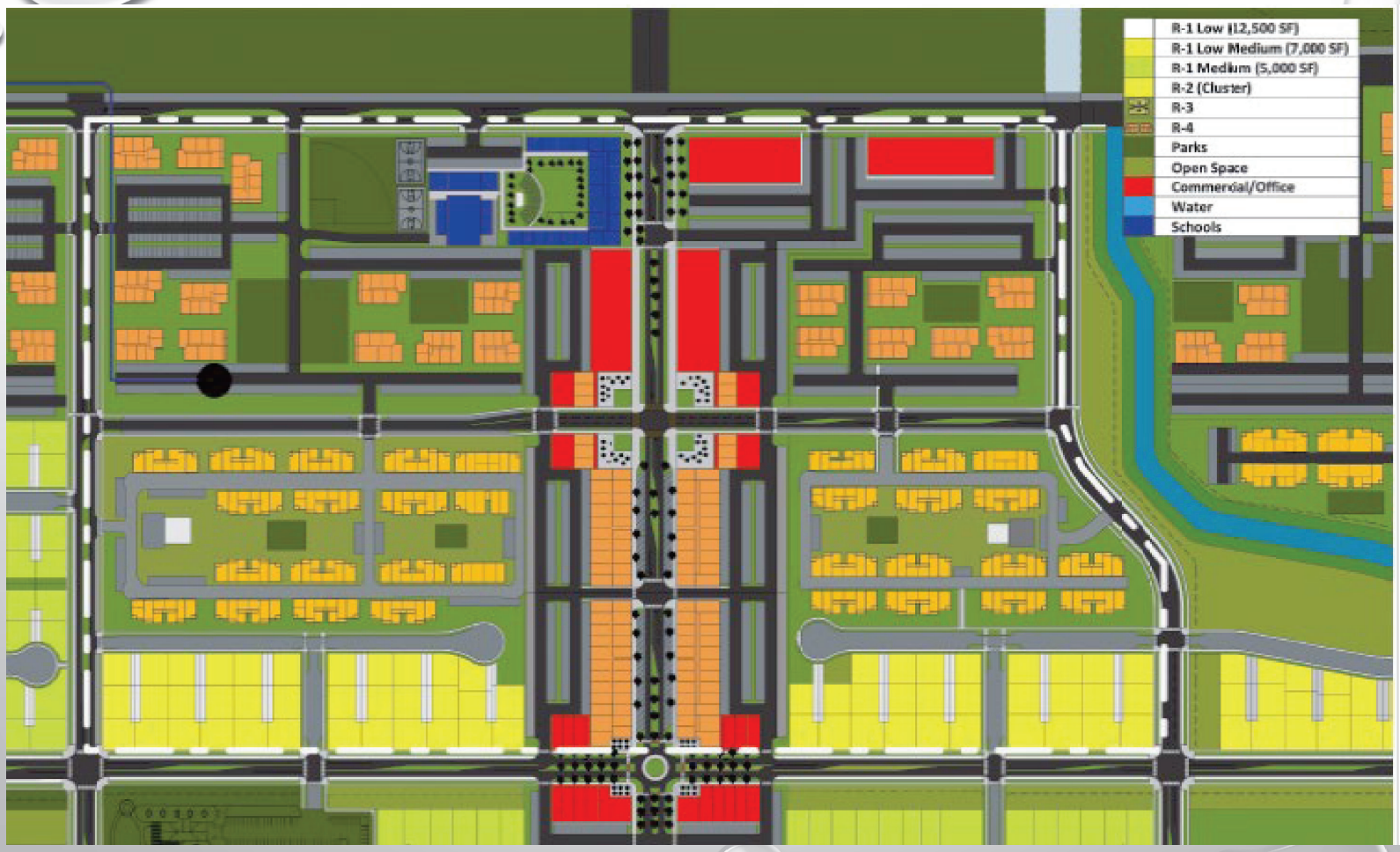
PLANNING COMMISSION ACTION

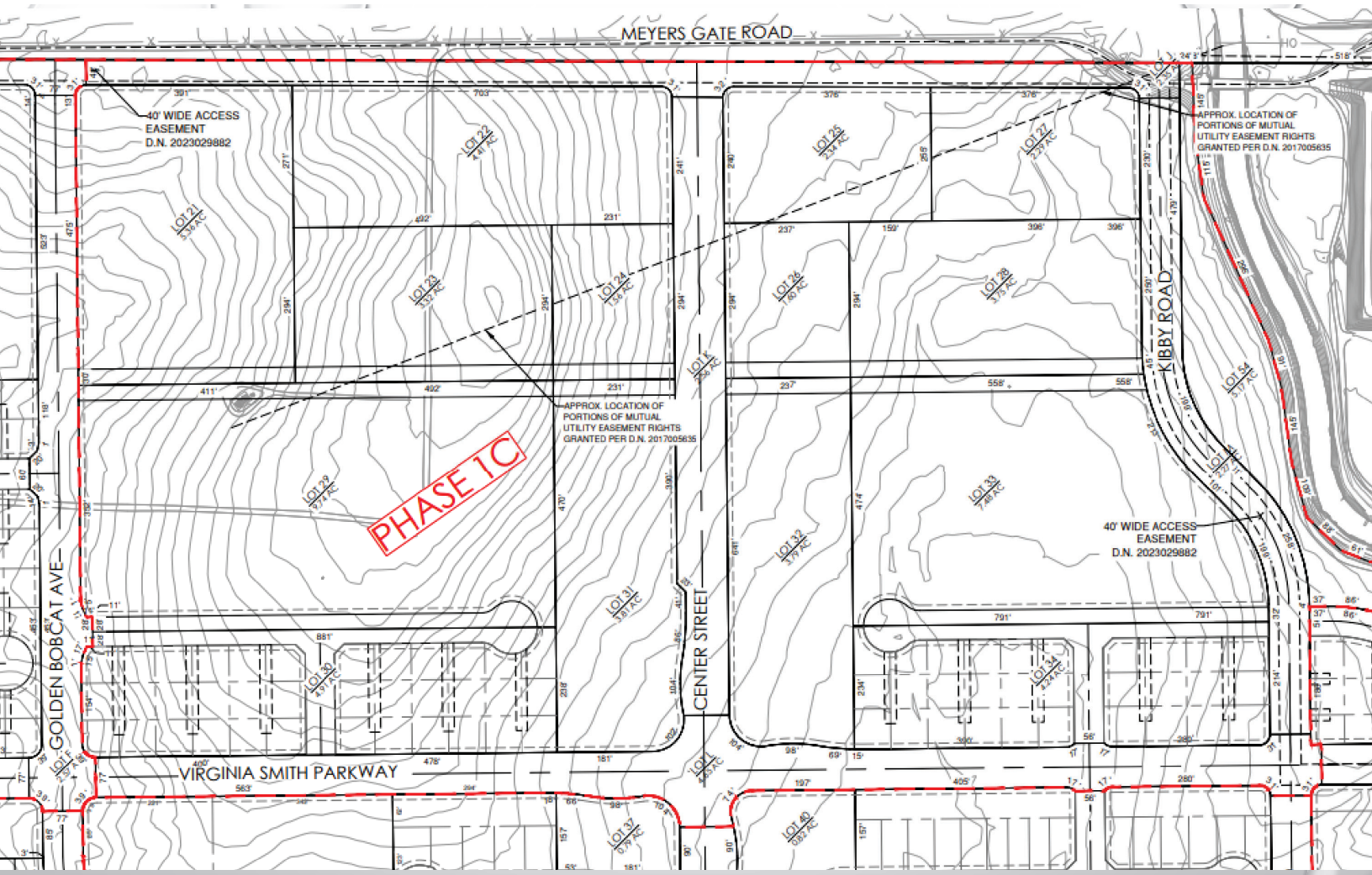
APPROVAL/DISAPPROVE/MODIFY:

- ENVIRONMENTAL REVIEW #25-0034 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY)
  TENTATIVE SUBDIVISION MAP #25-0009 (SUBJECT TO 39 CONDITIONS OF APPROVAL)

QUESTIONS? COMMENTS? CONCERNS?

PHASE 1C


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


MEYERS GATE ROAD
40' WIDE ACCESS EASEMENT D.N. 2023029882
APPROX. LOCATION OF PORTIONS OF MUTUAL UTILITY EASEMENT RIGHTS GRANTED PER D.N. 2017005635
APPROX. LOCATION OF PORTIONS OF MUTUAL UTILITY EASEMENT RIGHTS GRANTED PER D.N. 2017005635
PHASE 1C
KIBBY ROAD
CENTER STREET
GOLDEN BOBCAT AVE
VIRGINIA SMITH PARKWAY
40' WIDE ACCESS EASEMENT D.N. 2023029882
LOT 21 5.56 AC
LOT 22 4.61 AC
LOT 23 3.57 AC
LOT 24 3.56 AC
LOT 25 2.34 AC
LOT 26 1.80 AC
LOT 27 2.29 AC
LOT 28 3.73 AC
LOT 29 3.71 AC
LOT 30 3.91 AC
LOT 31 3.81 AC
LOT 32 3.79 AC
LOT 33 7.48 AC
LOT 34 4.24 AC
LOT 35 2.17 AC
LOT 36 2.30 AC
LOT 37 3.79 AC
LOT 38 2.34 AC
LOT 39 4.65 AC
LOT 40 0.93 AC

66 Lots

LAND USES

- MEDIUM DENSITY RESIDENTIAL (R-2 – CLUSTER)
- MEDIUM HIGH DENSITY RESIDENTIAL (R-3)
- HIGH DENSITY RESIDENTIAL (R-4)
- NEIGHBORHOOD COMMERCIAL (CR – NEIGHBORHOOD)
- OPEN SPACE / PARKS
- SCHOOL

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 #15:** THE DEVELOPER SHALL COMPLY WITH THE DEVELOPMENT STANDARDS AND DESIGN STANDARDS FOUND WITHIN THE VST SPECIFIC PLAN.
- **CONDITION #19:** NO RESIDENTIAL DRIVEWAYS SHALL FRONT ON ANY ARTERIAL OR COLLECTOR STREET.
- **CONDITION #29:** THE APPLICANT SHALL DEDICATE ALL NECESSARY STREET RIGHT-OF-WAY AND EASEMENTS DURING THE FINAL MAP STAGE.

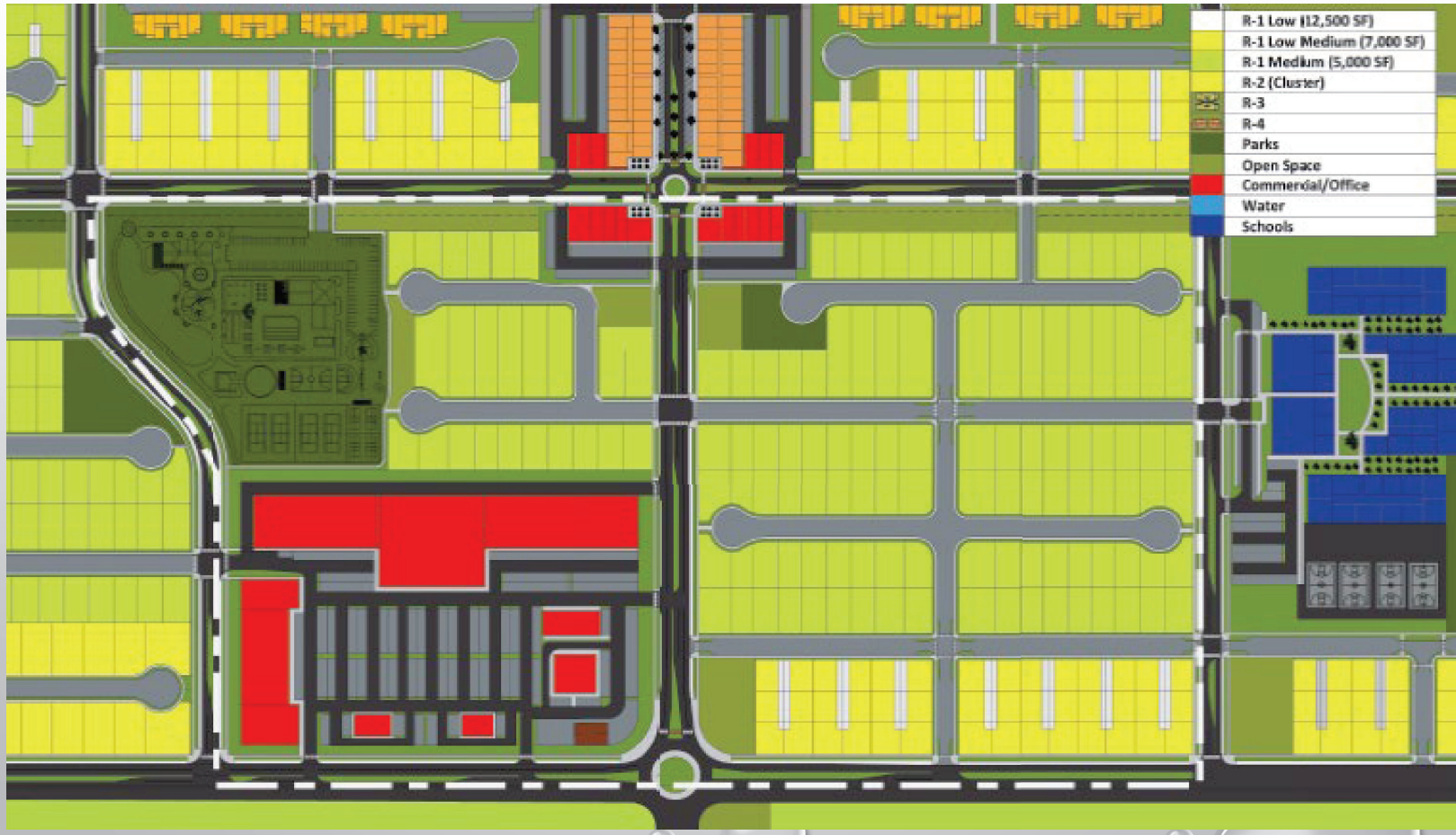
PLANNING COMMISSION ACTION

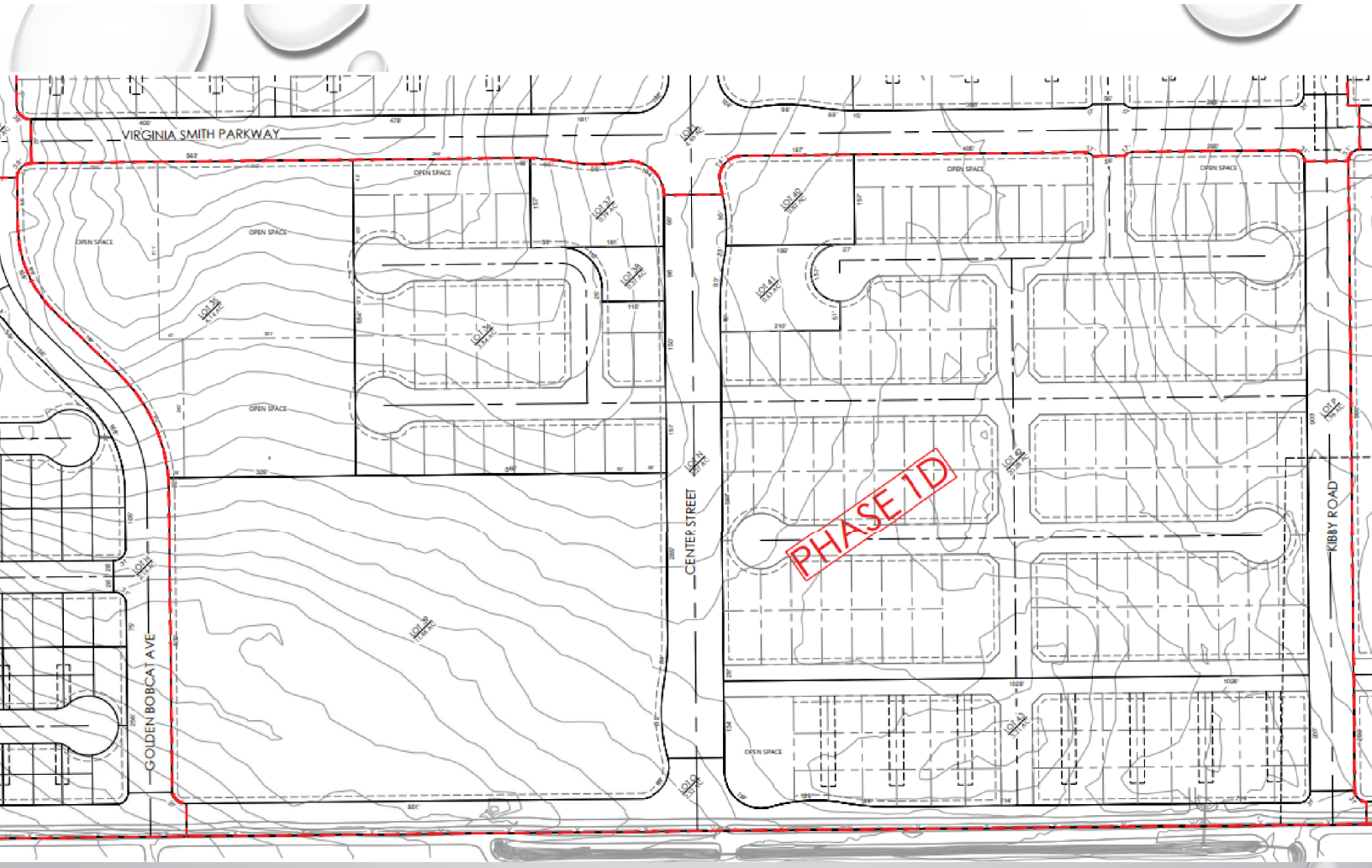
APPROVAL/DISAPPROVE/MODIFY:

- TENTATIVE SUBDIVISION MAP #25-0010
  (SUBJECT TO 38 CONDITIONS OF APPROVAL)
- ENVIRONMENTAL REVIEW #25-0035 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY)

QUESTIONS? COMMENTS? CONCERNS?

PHASE 1D


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


VIRGINIA SMITH PARKWAY
GOLDEN BOBCAT AVE
CENTER STREET
KIBBY ROAD
PHASE 1D
OPEN SPACE

197 Lots

LAND USES

- LOW MEDIUM DENSITY RESIDENTIAL (R-1-5)
- MEDIUM DENSITY RESIDENTIAL (R-2 – CLUSTER)
- NEIGHBORHOOD COMMERCIAL (CR – NEIGHBORHOOD)
- OPEN SPACE PARK

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:

- TENTATIVE SUBDIVISION MAP #25-0011 (SUBJECT TO 39 CONDITIONS OF APPROVAL)
- ENVIRONMENTAL REVIEW #25-0036 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY)

QUESTIONS? COMMENTS? CONCERNS?

PHASE 1E (VTSM #25-0012)


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
Virginia Smith Trust
Phase 1E

CIRCULATION

	Phase of Development				
Individual Improvements	**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				
CampusParkway (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			
VIrgina Smith Parkway (Lake Road - Golden Bobcat Avenue)		X			
Virginia Smith Parkway (Golden Bobcat Avenue - Kibby Road)			X		
Virginia Smith Parkway (Kibby Road - Canal)					★
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)					★
Road A from Virginia Smith to Cardella Road					★

SEWER

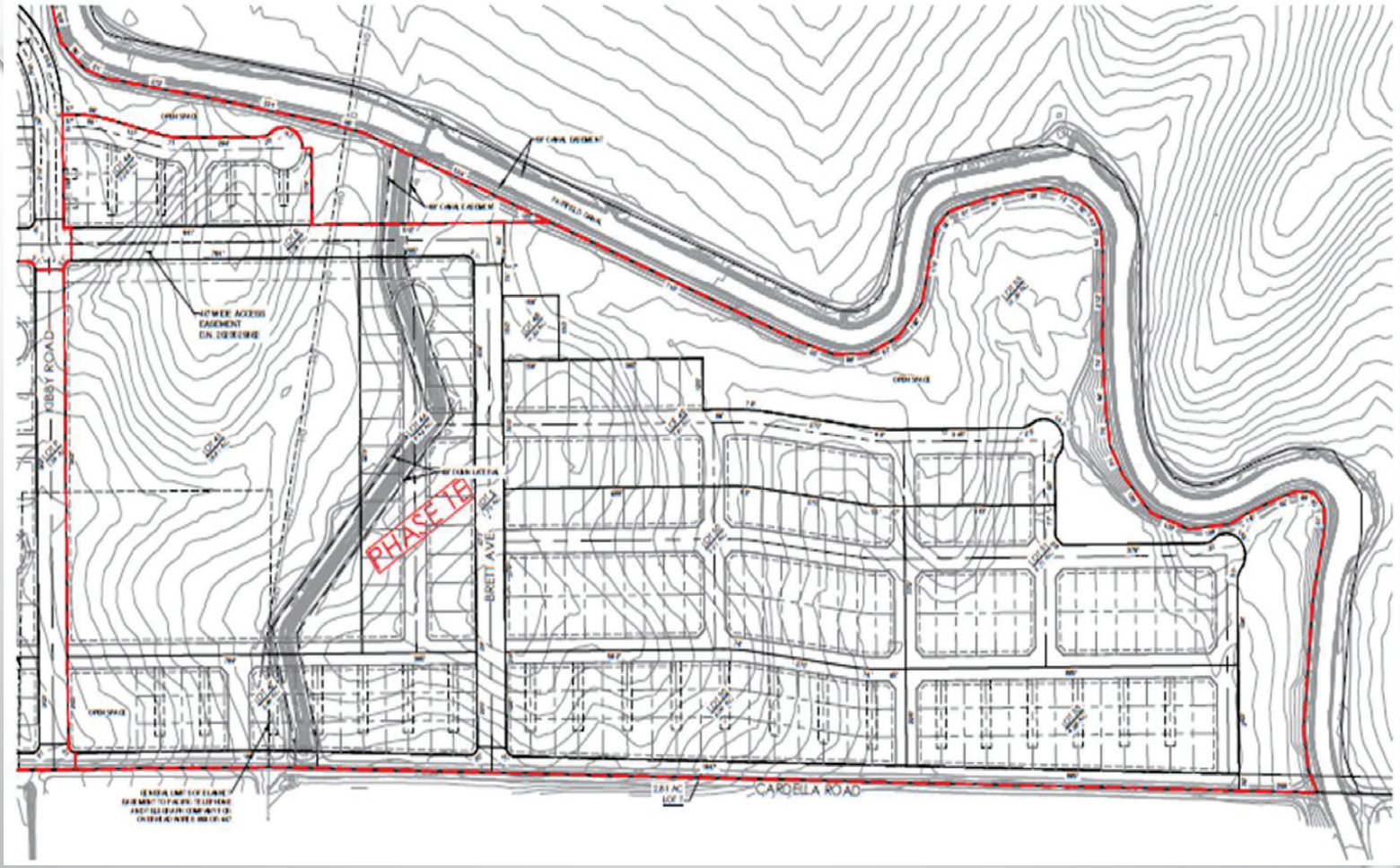
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Lift Station and forcemain to existing SS @ Bellevue RD		X			
Gravity Sewer in Cardella from Lift Station to Golden Bobcat		X			
Gravity in Virginia Smith Parkway to Golden Bobcat		X			
Gravity Sewer in Meyers Gate Between Lake Road and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

WATER

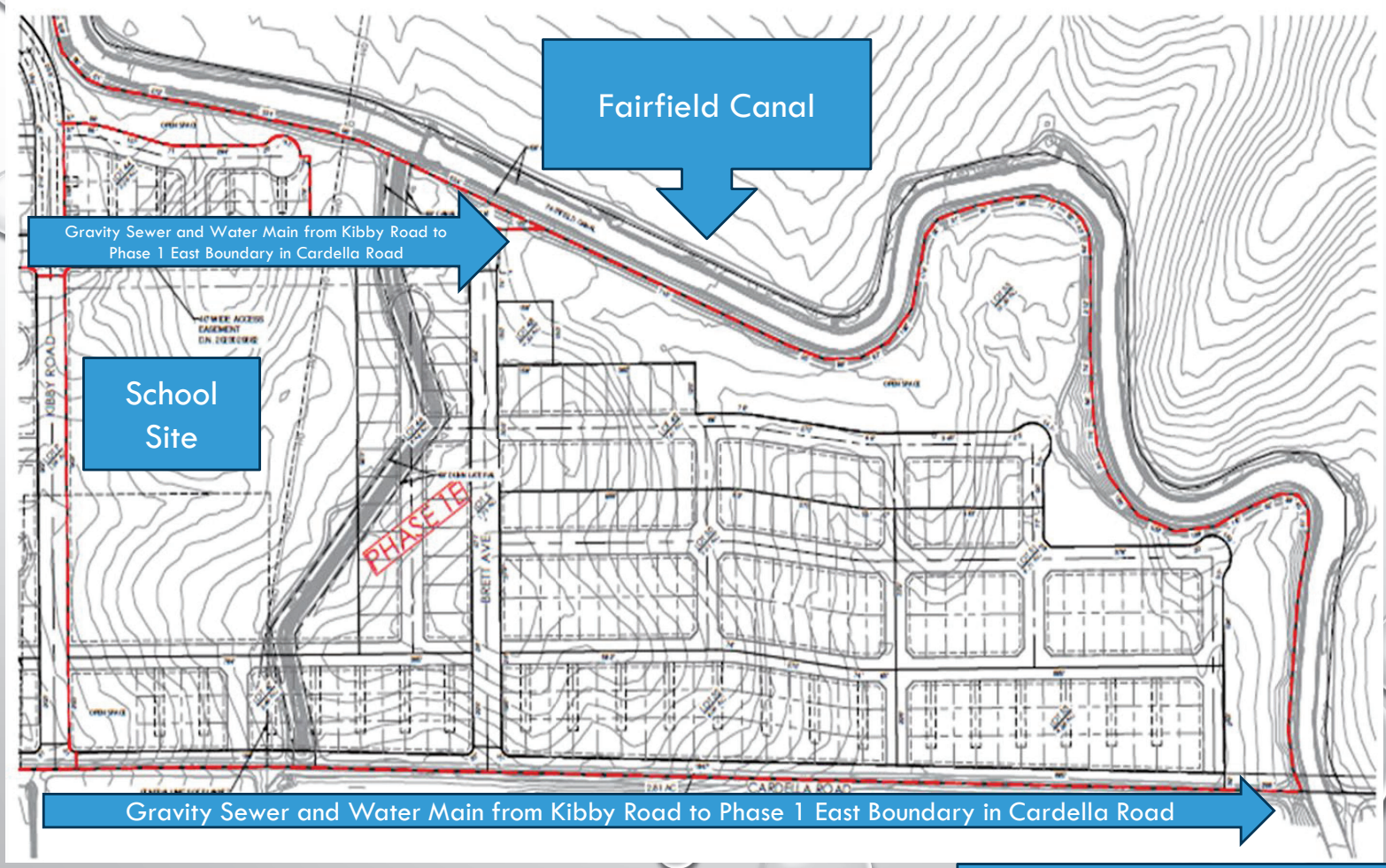
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Water main in Lake Road from Bellevue to Cardella Road		X			
Water main in Virginia Smith Parkway and Cardella from Lake Road to Golden Bobcat		X			
Water main in Campus parkway and Golden Bobcat from Virginia Smith Parkway to Cardella.		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					★
Water main in Road A from Virginia Smith and Cardella Road					★

STORM DRAIN

	Phase of Development				
Individual Improvements	**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				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)					
Storm Drain Basins along Cardella and adjacent to the canal (including outlets to canal)					



300 Lots



Water main and Gravity Sewer in Road A from Virginia Smith Parkway to Cardella

Storm Drain Infrastructure along Virginia Smith Parkway and Cardella Road between Kibby Road and Phase 1 Eastern Edge, and along Cardella and adjacent to the canal

PLANNING COMMISSION ACTION

APPROVAL/DISAPPROVE/MODIFY:

- ENVIRONMENTAL REVIEW #25-0037 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY)
- TENTATIVE SUBDIVISION MAP #25-0012 (SUBJECT TO 41 CONDITIONS OF APPROVAL)

QUESTIONS? COMMENTS? CONCERNS?