

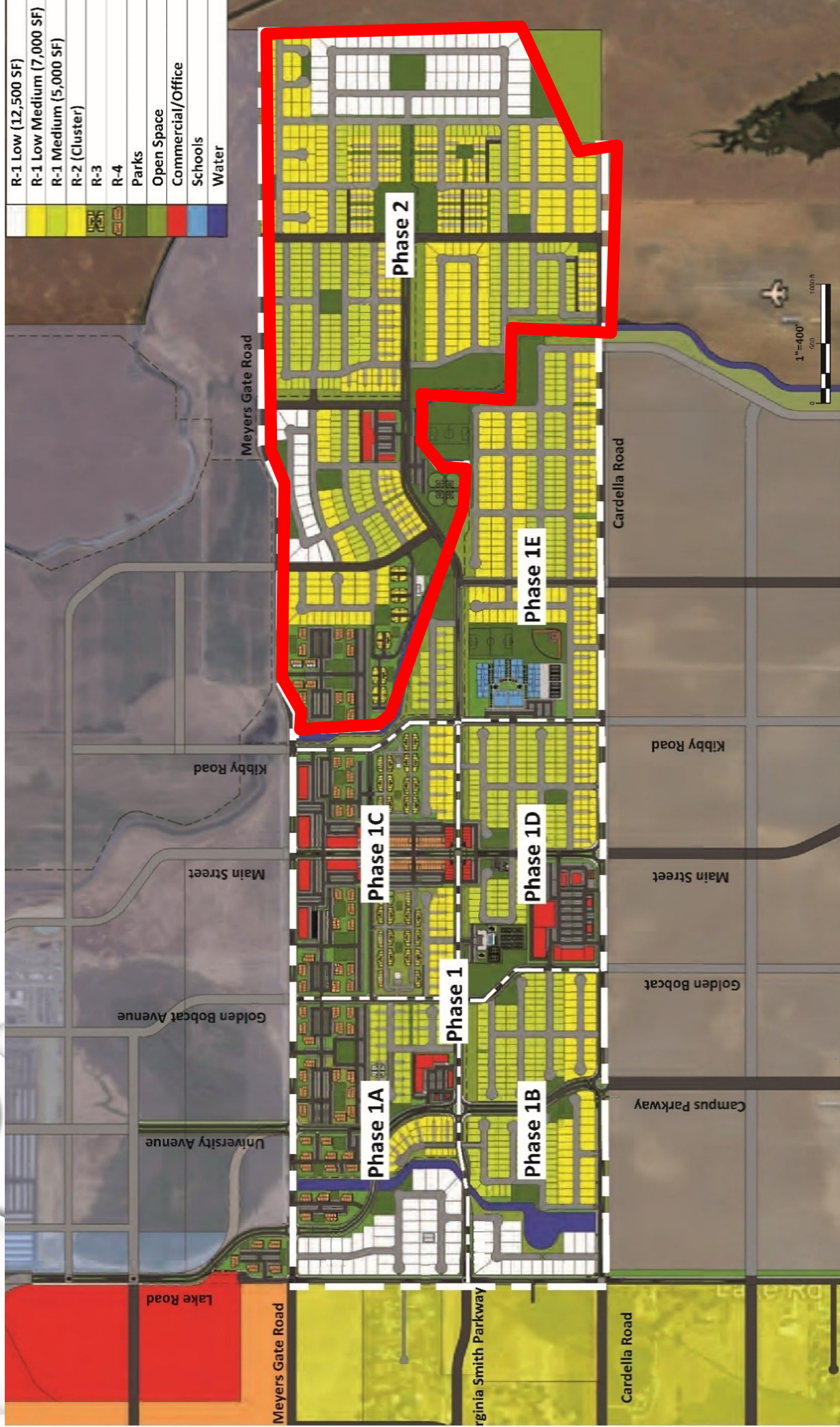


Applicant:
Steve Tietjen, Ed. D.
Stephen Peck, AICP

CITY-SCALE CONTEXT





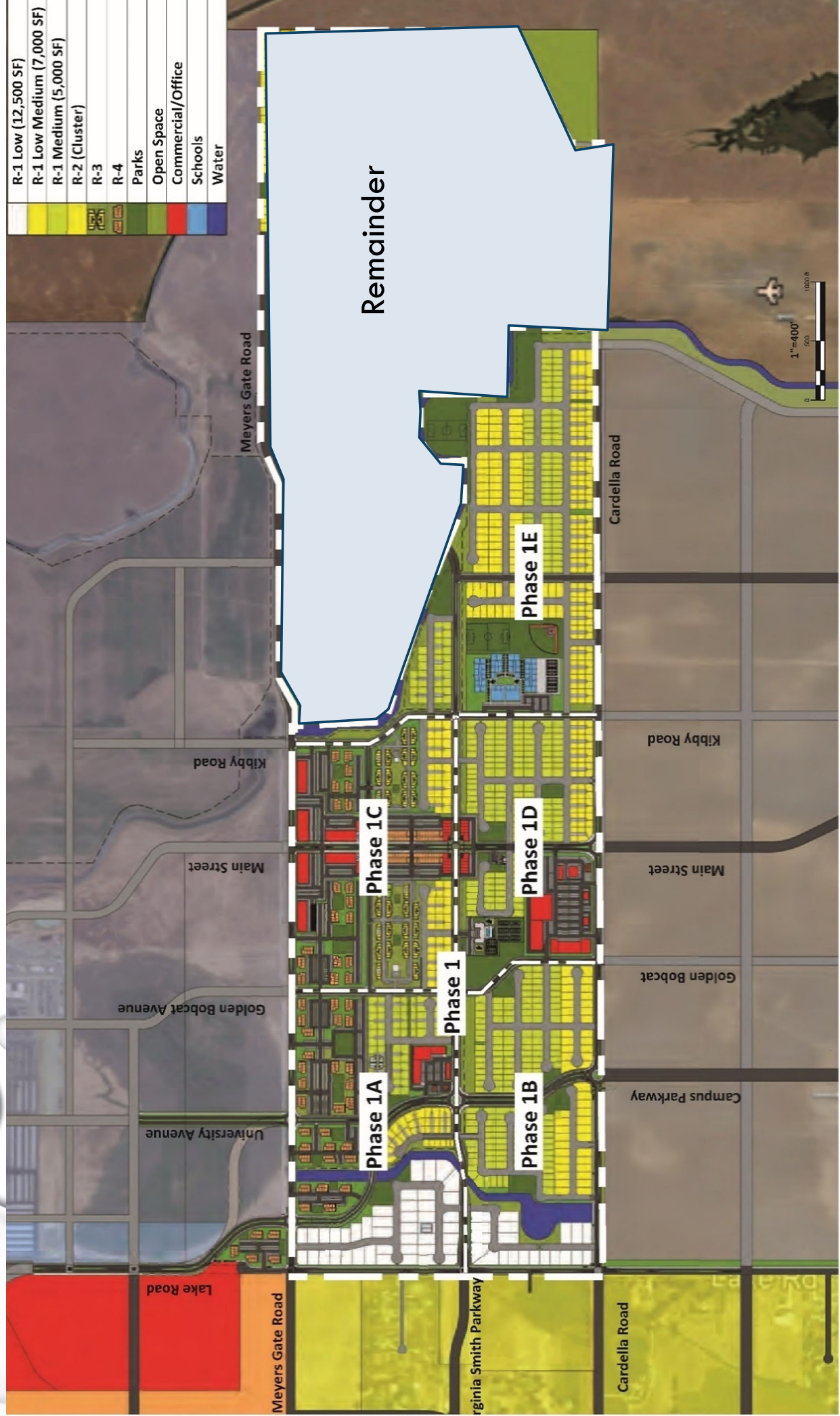


4,400 Dwelling Units
862,000 Retail/Office

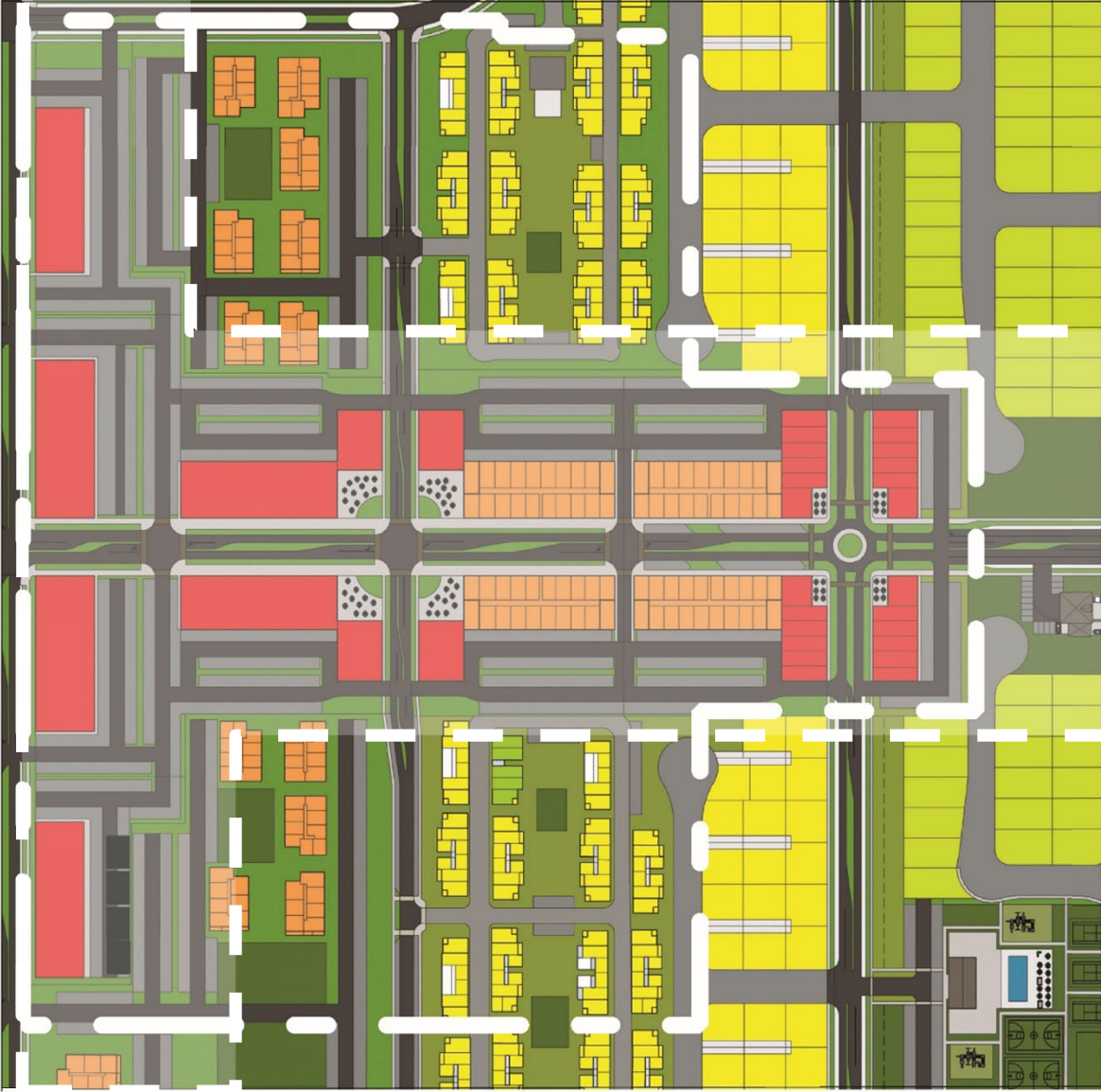
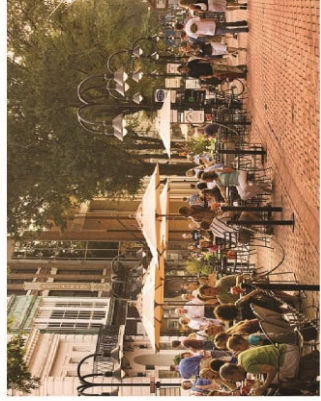
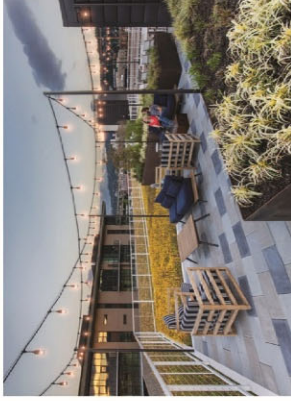
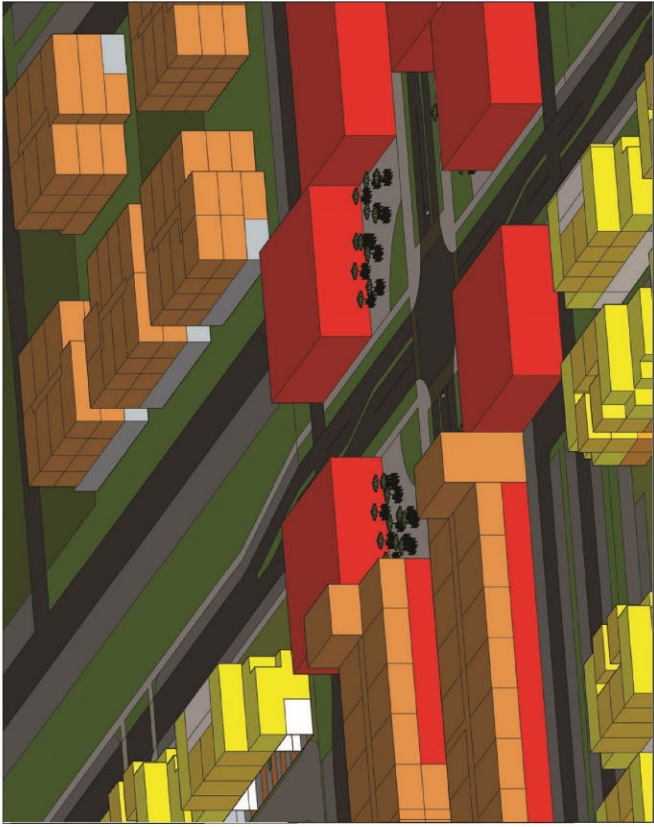
15-Year Buildout

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

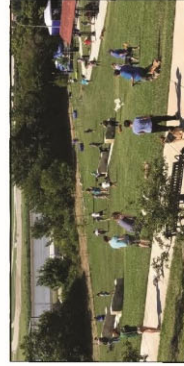


Recreation Center Patio Dining

Parks



Community Sports Park

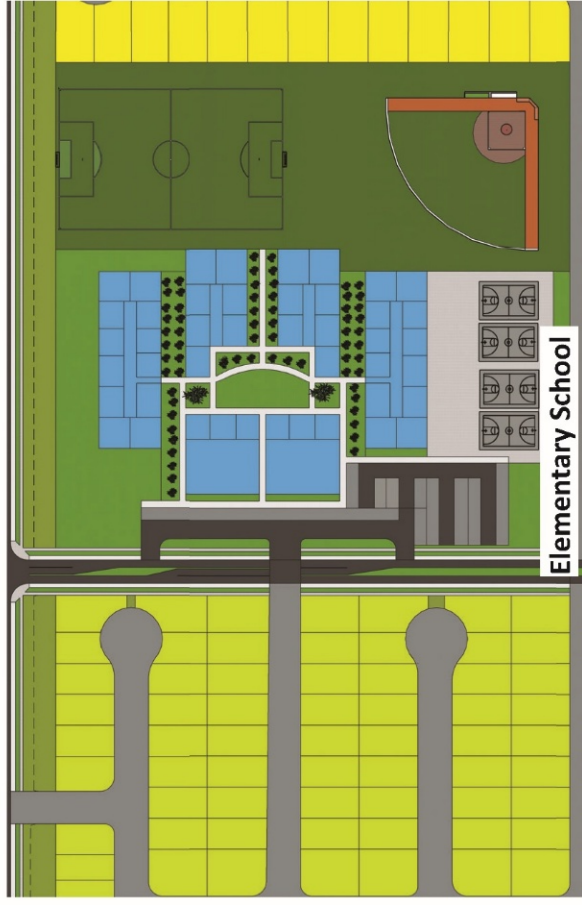


Public Facilities

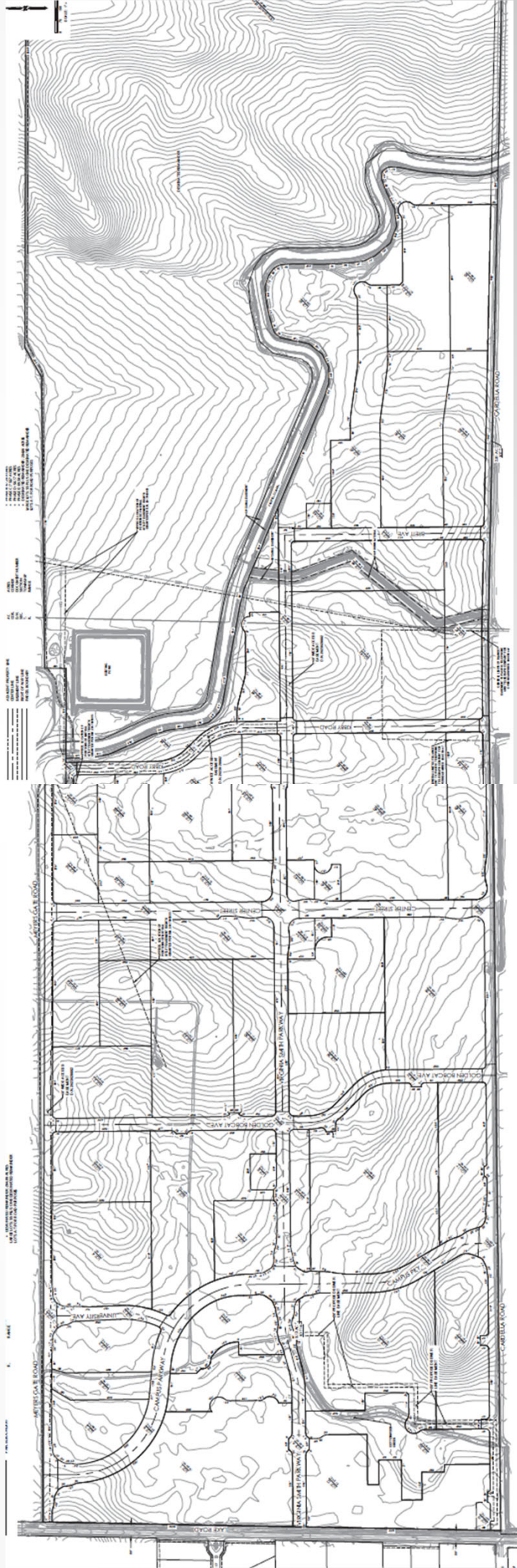


Police and Fire Station

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

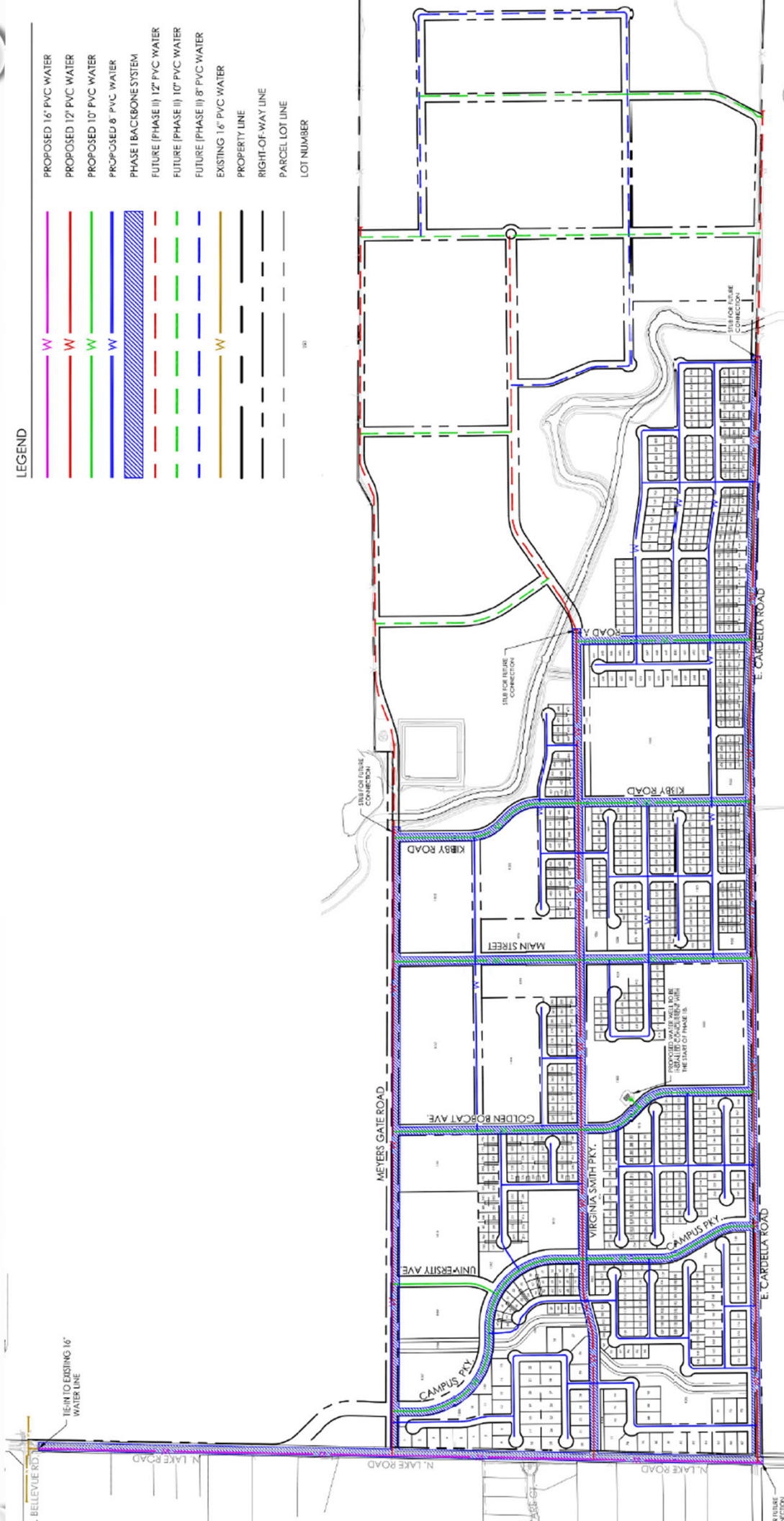
STORM DRAIN

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

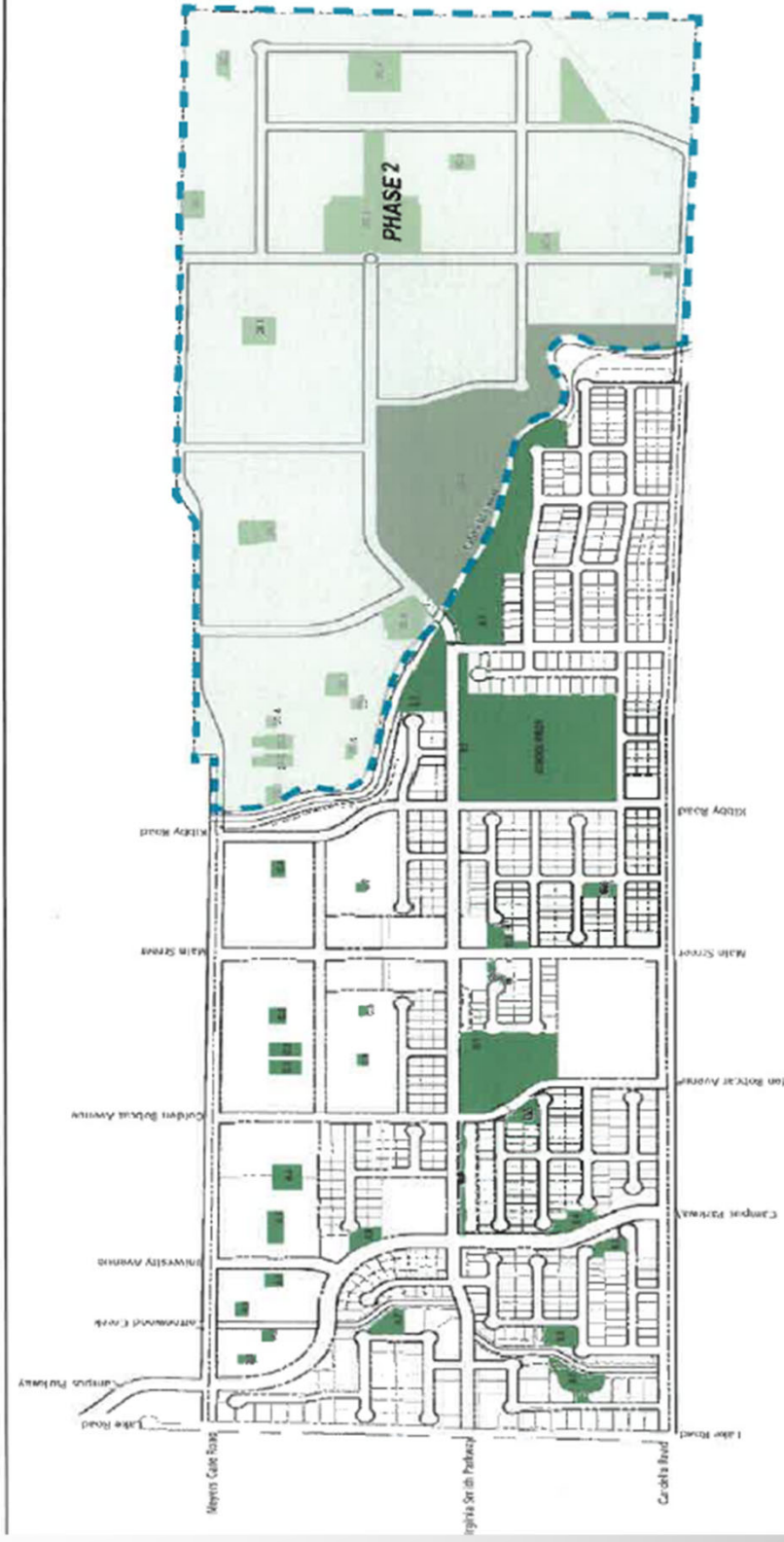
	PROPOSED 16" PVC WATER
	PROPOSED 12" PVC WATER
	PROPOSED 10" PVC WATER
	PROPOSED 8" PVC WATER
	PHASE I BACKBONE SYSTEM
	FUTURE (PHASE II) 12" PVC WATER
	FUTURE (PHASE II) 10" PVC WATER
	FUTURE (PHASE II) 8" PVC WATER
	EXISTING 16" PVC WATER
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	PARCEL LOT LINE
	LOT NUMBER

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?