

**General Plan Amendment #24-03
Residential Planned Development Establishment #83
Vesting Tentative Subdivision Map #1333
Zone Change #435
Environmental Review Checklist #24-30**

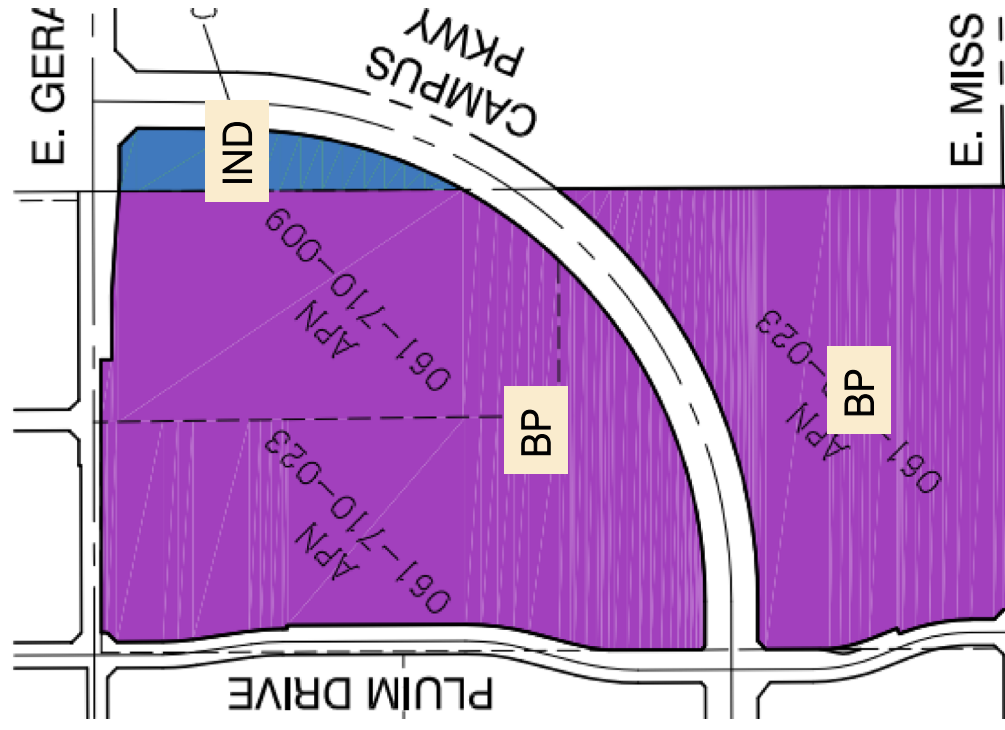
**Residential development of 570 residential lots commercial and
park areas**

southwest corner of East Gerard Avenue and Campus Parkway

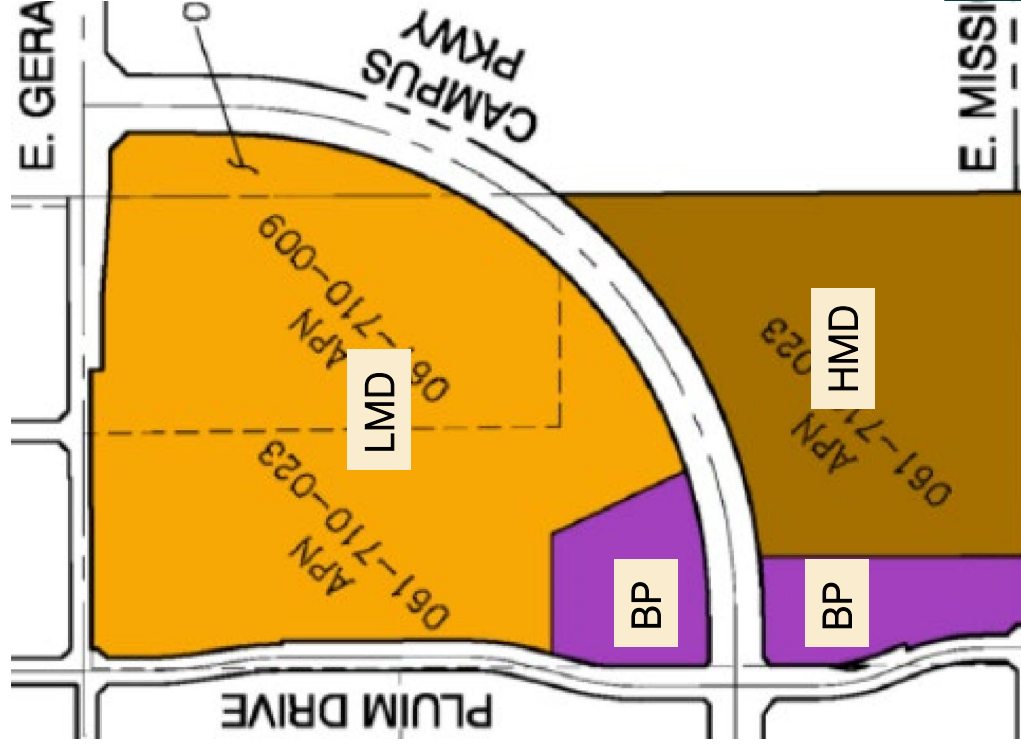
Previous Hearing

- The Planning Commission heard the proposed project on July 9, 2025, where they voted unanimously to recommend approval to the City Council.

Existing



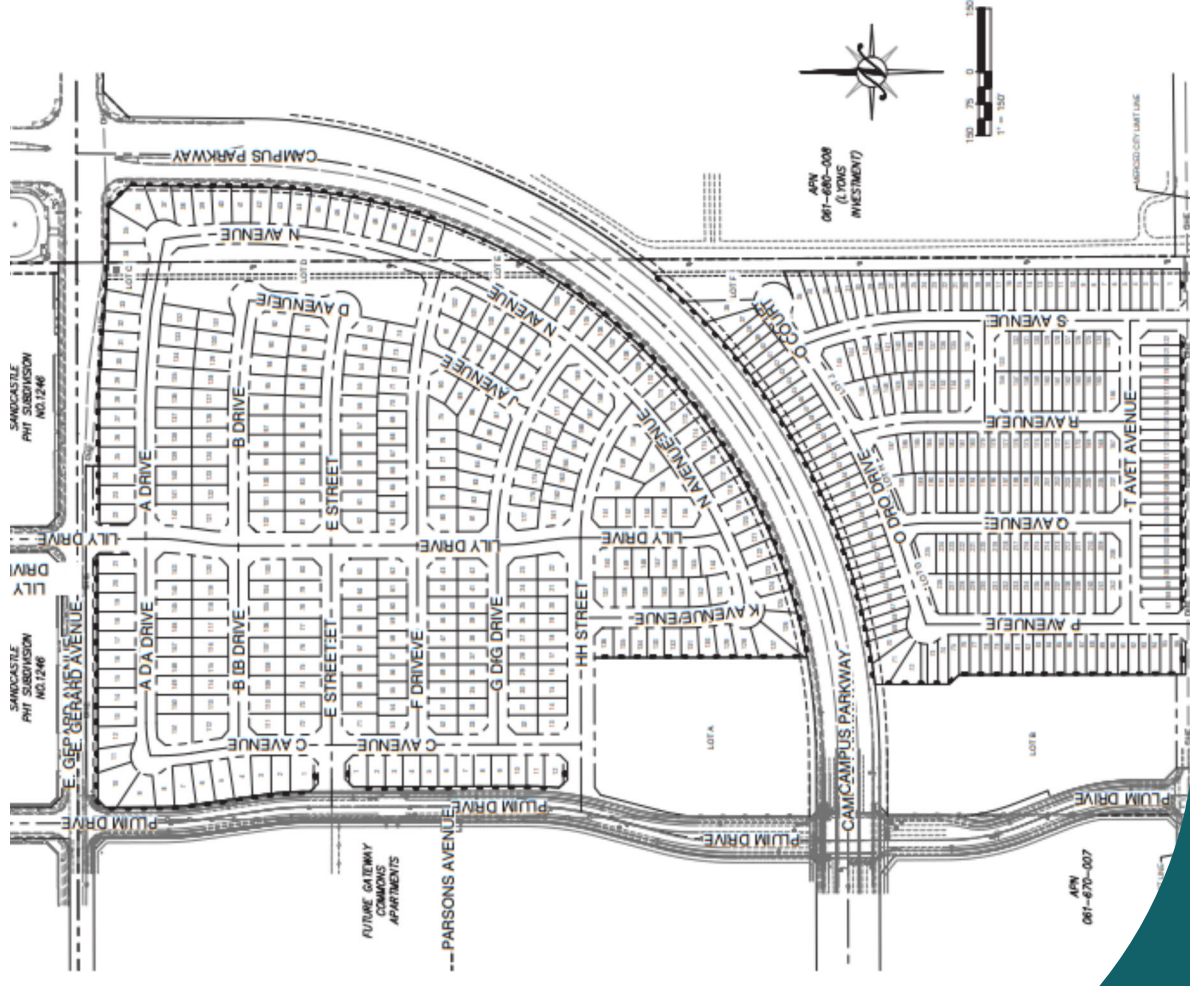
Proposed

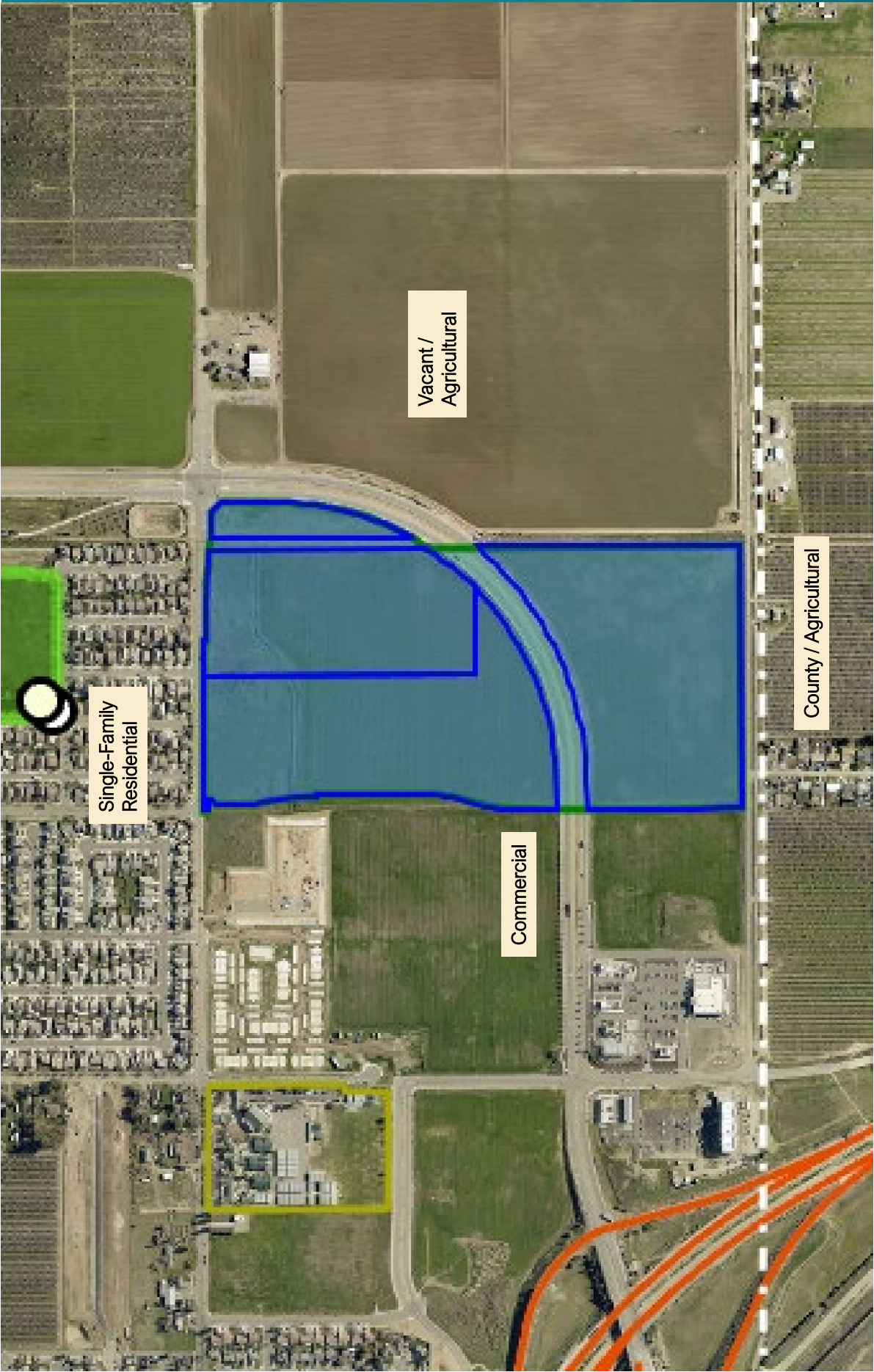


Vesting Tentative Subdivision Map

73.7 acres total

- Approx 61.7 acres for 570 residential lots
- Approx 9 acres for future commercial development



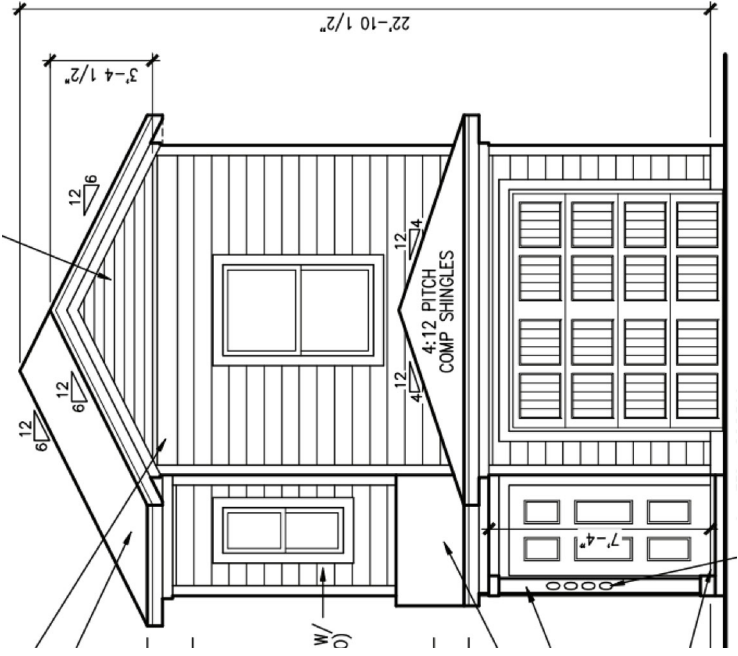


Single-Family
Residential

Commercial

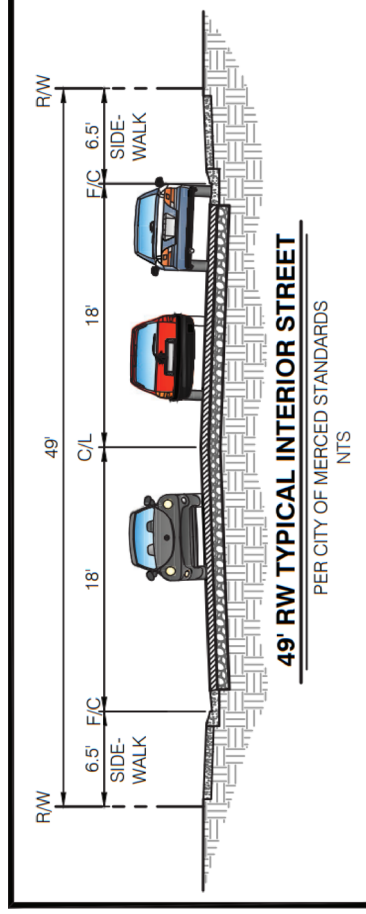
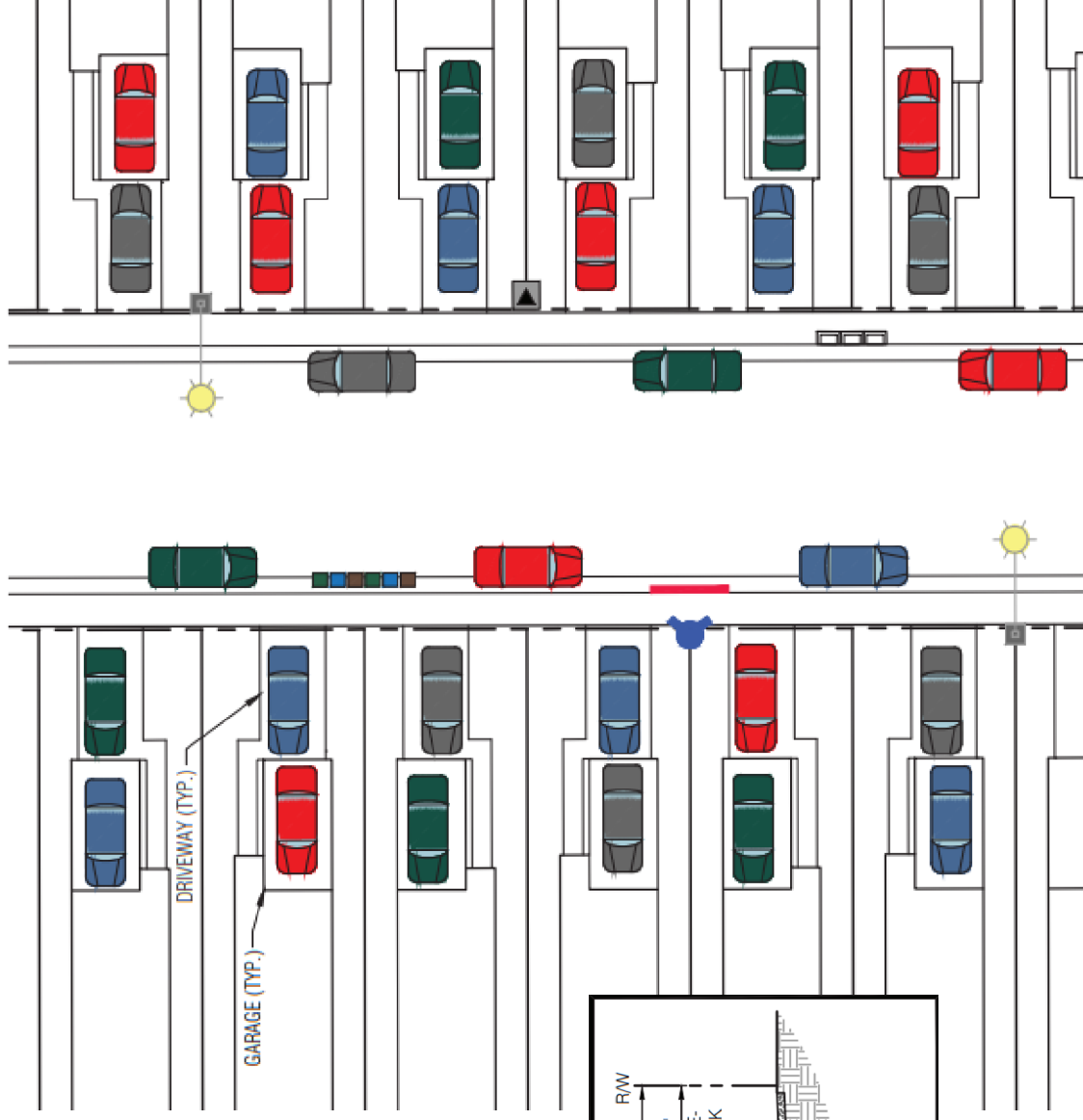
Vacant /
Agricultural

County / Agricultural



Elevations

Parking Plan



City Council Action

Approve/Disapprove/Modify

- **Adopt a Resolution** adopting Environmental Review #24-30 (Mitigated Negative Declaration) and General Plan Amendment #24-03
- **Introduce an Ordinance** Approving Zone Change #435 and Establishment of Residential Planned Development #83
- Approve Legislation Action Agreement

Thank you

Questions? Comments?