



PHASE 1D

TENTATIVE SUBDIVISION MAP #25-

0011

PLANNING COMMISSION

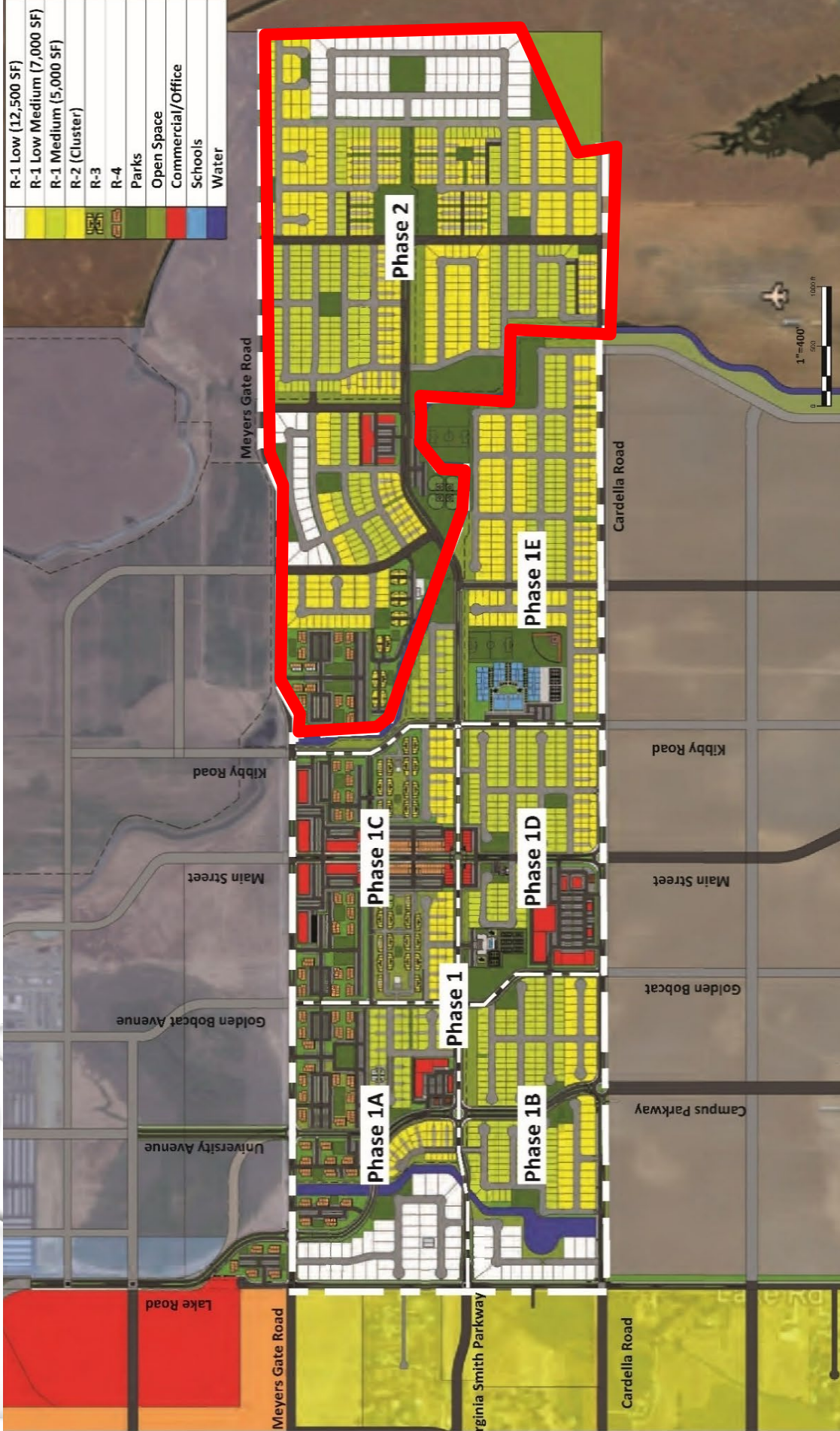
FEBRUARY 4/2026

CITY-SCALE CONTEXT





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	

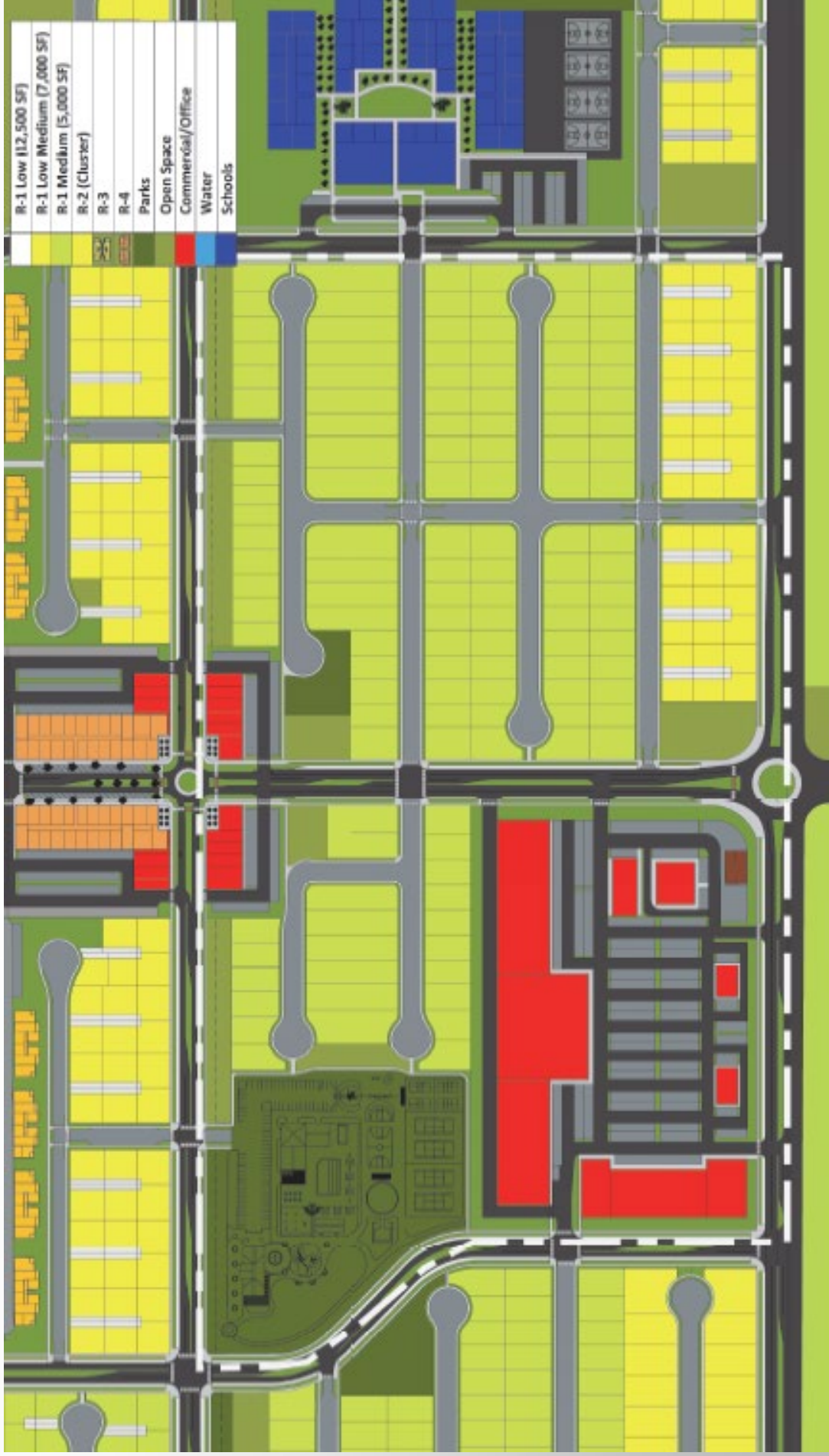


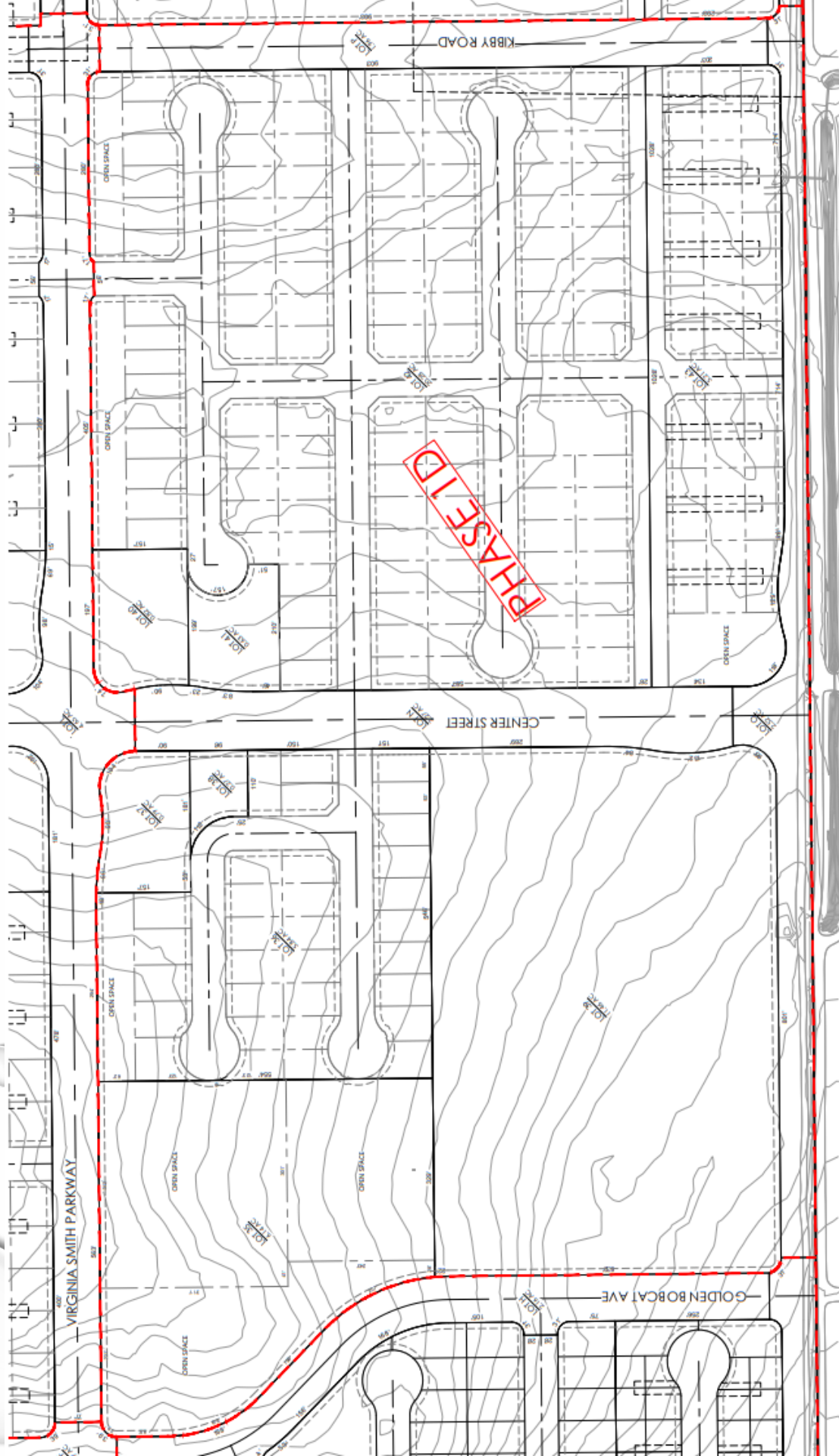
4,400 Dwelling Units

862,000 Retail/Office

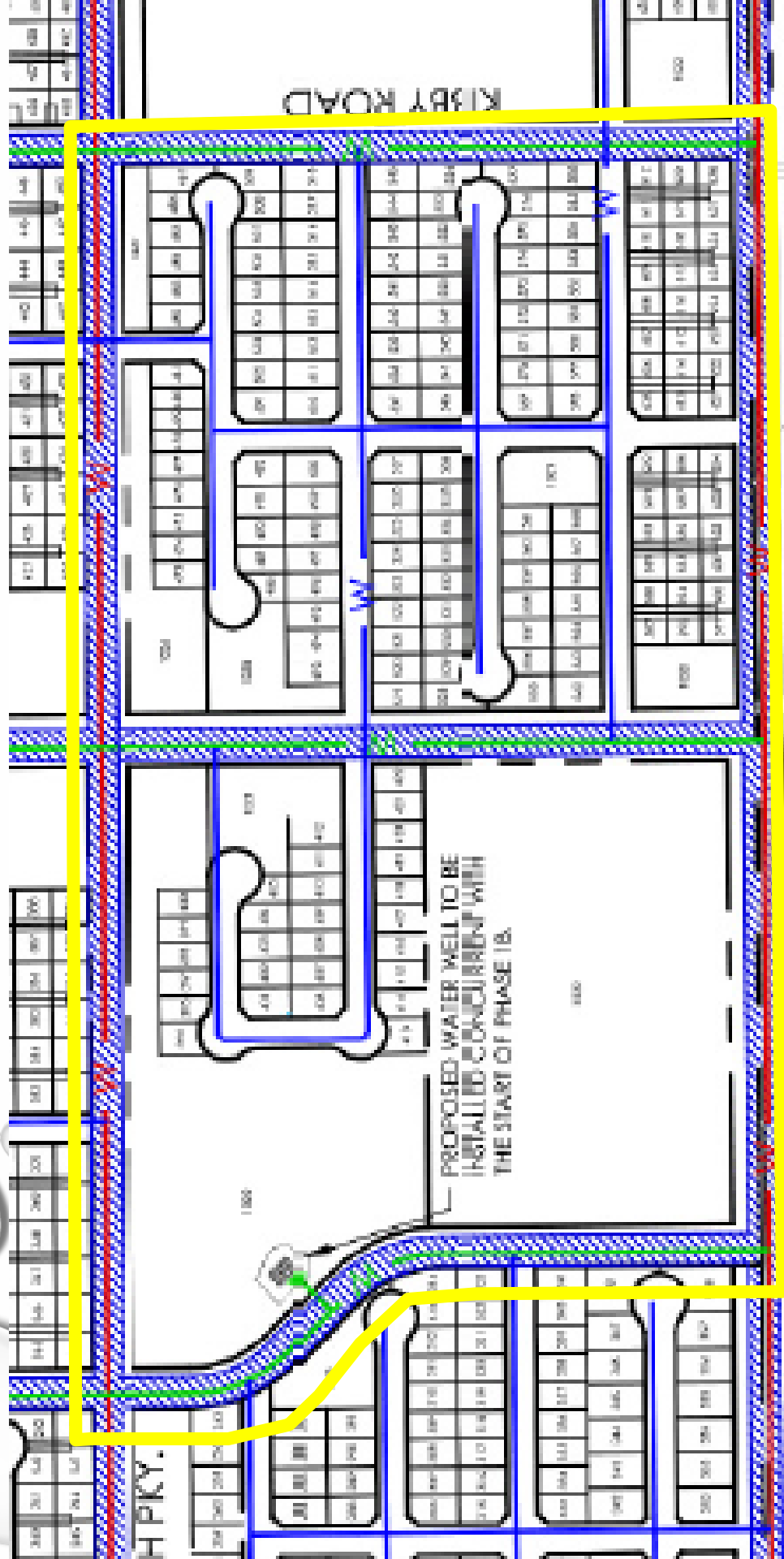
15-Year Buildout

PHASE 1D





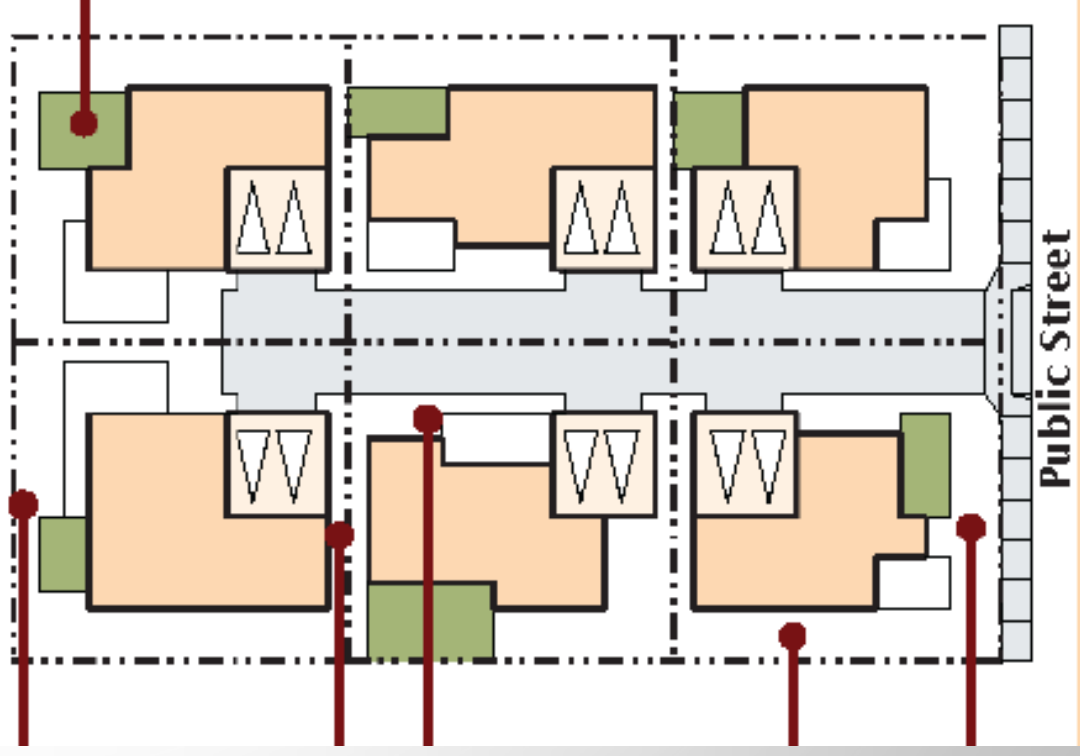
197 Lots



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?