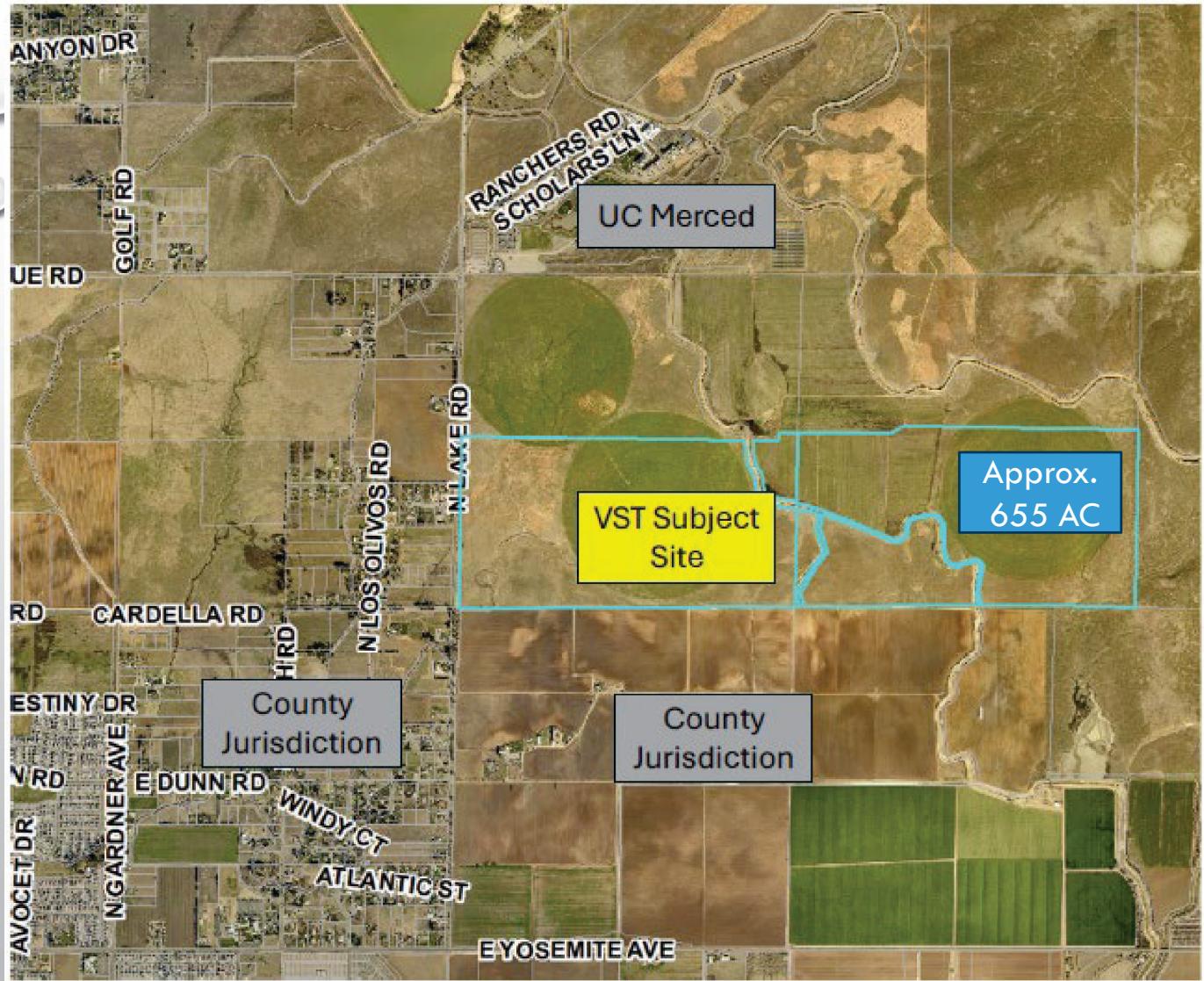


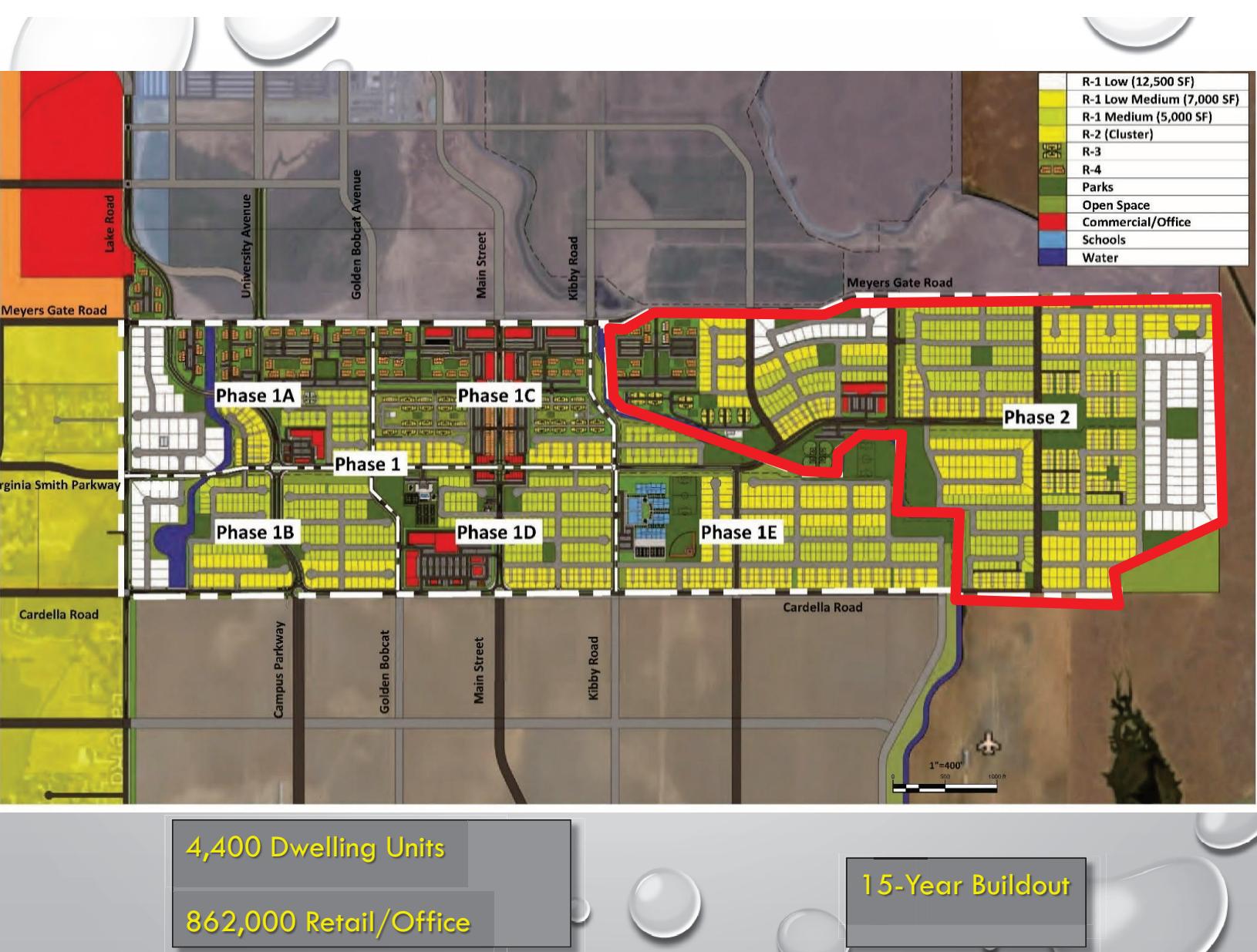


Applicant:  
Steve Tietjen, Ed. D.  
Stephen Peck, AICP

## CITY-SCALE CONTEXT

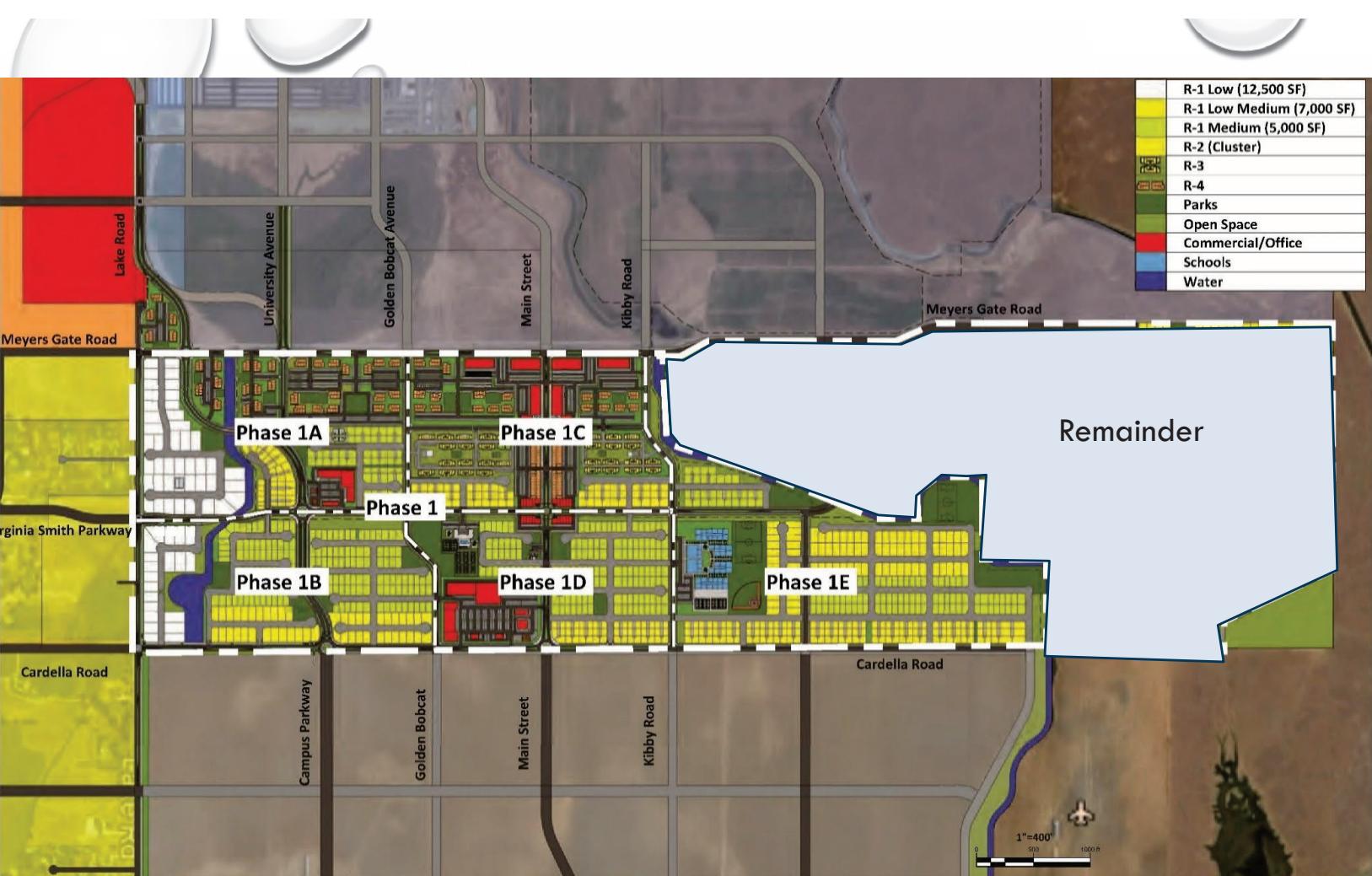






## LAND USE FOR ENTIRE VST PLAN

- **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



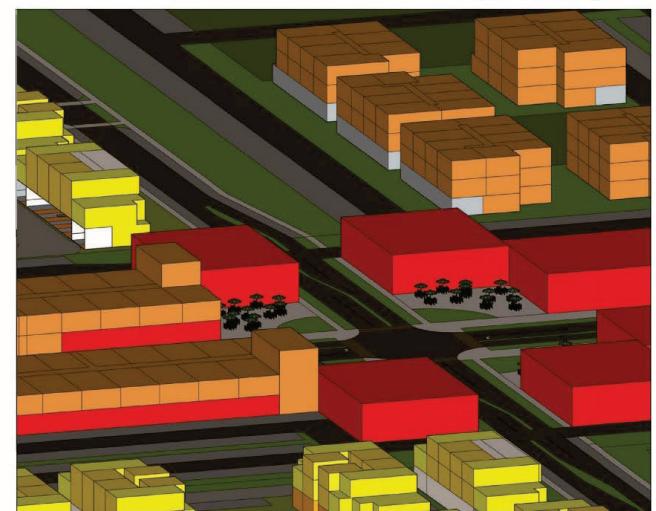
**Reminder not included with Developer Agreement – as they would like that re-assessed after development of Phase 1**  
**Phase 1 – 2,900 residential units**



**Town Center**

1"=100

0 500 1000 ft





Community Recreation Center with Clubhouse

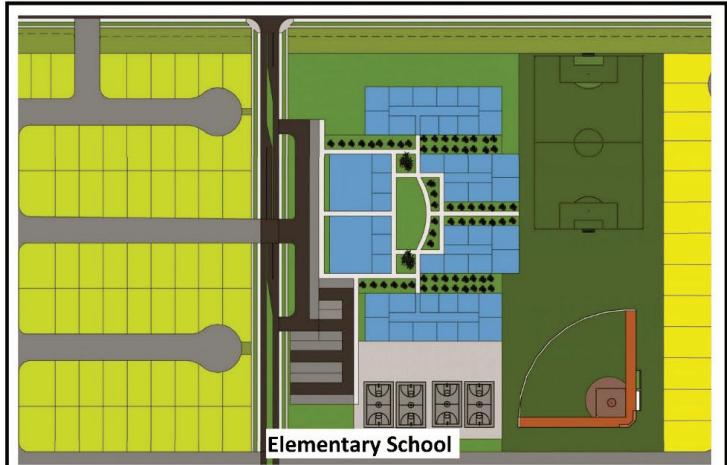


Recreation Center Deck



Recreation Center Patio Dining

## Parks



Elementary School



Community Sports Park

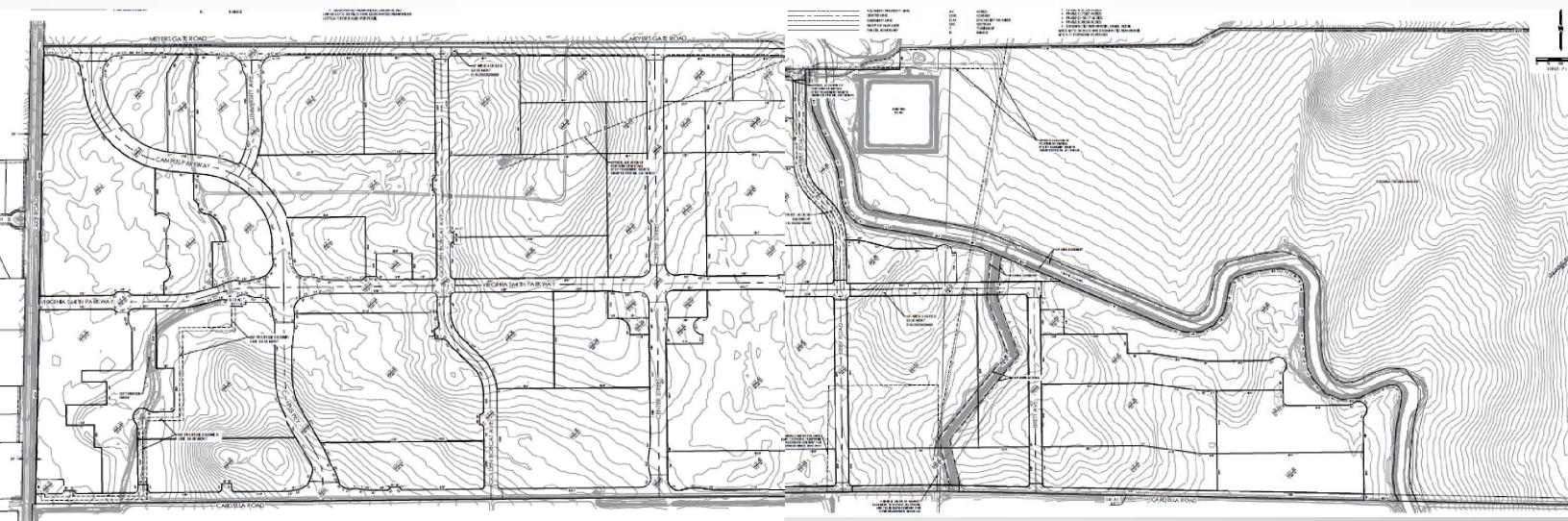


## Public Facilities



Police and Fire Station

# LARGE LOT MAP (VSTM #25-0008)



## 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

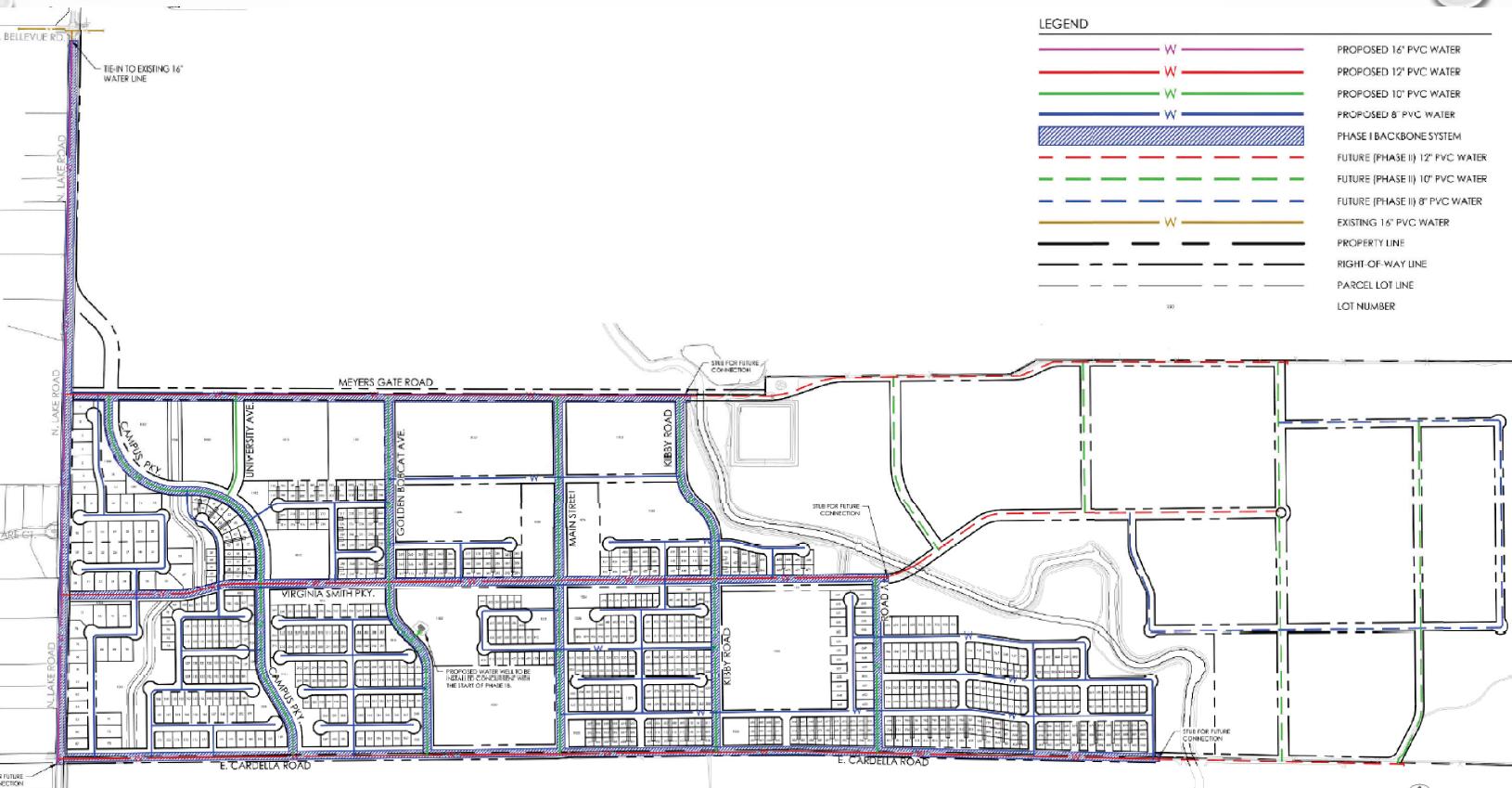
## WATER

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

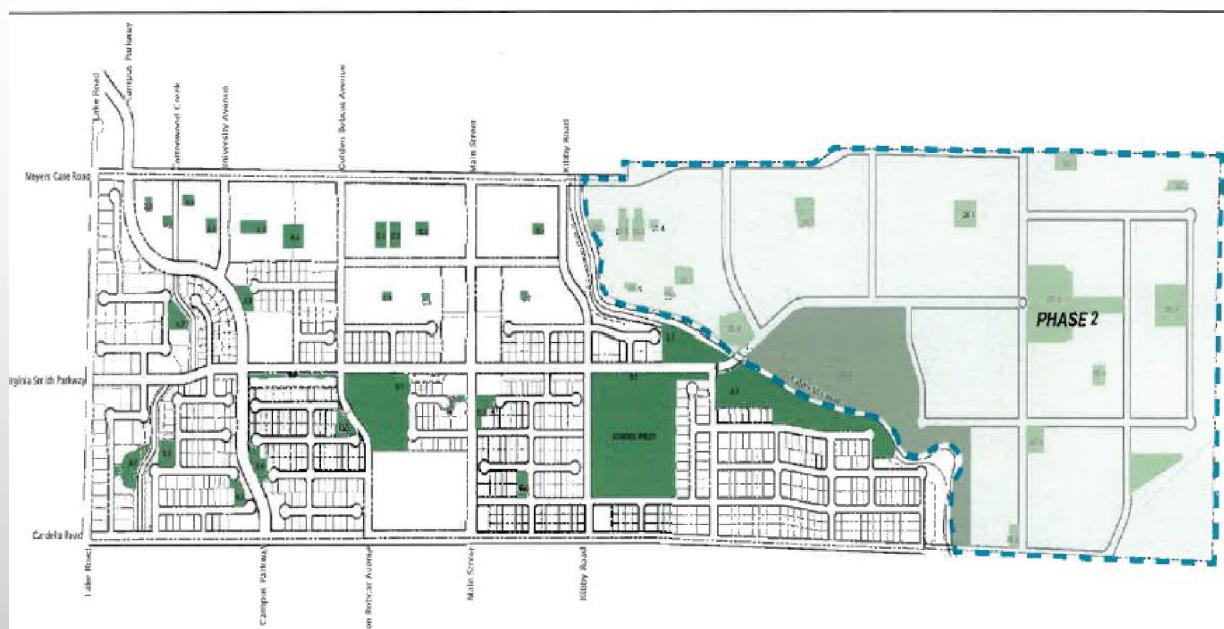
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Water main in Lake Road from Bellevue to Cardella Road		X			
Water main in Virginia Smith Parkway and Cardella from Lake Road to Golden Bobcat		X			
Water main in Campus parkway and Golden Bobcat from Virginia Smith Parkway to Cardella.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



# 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:

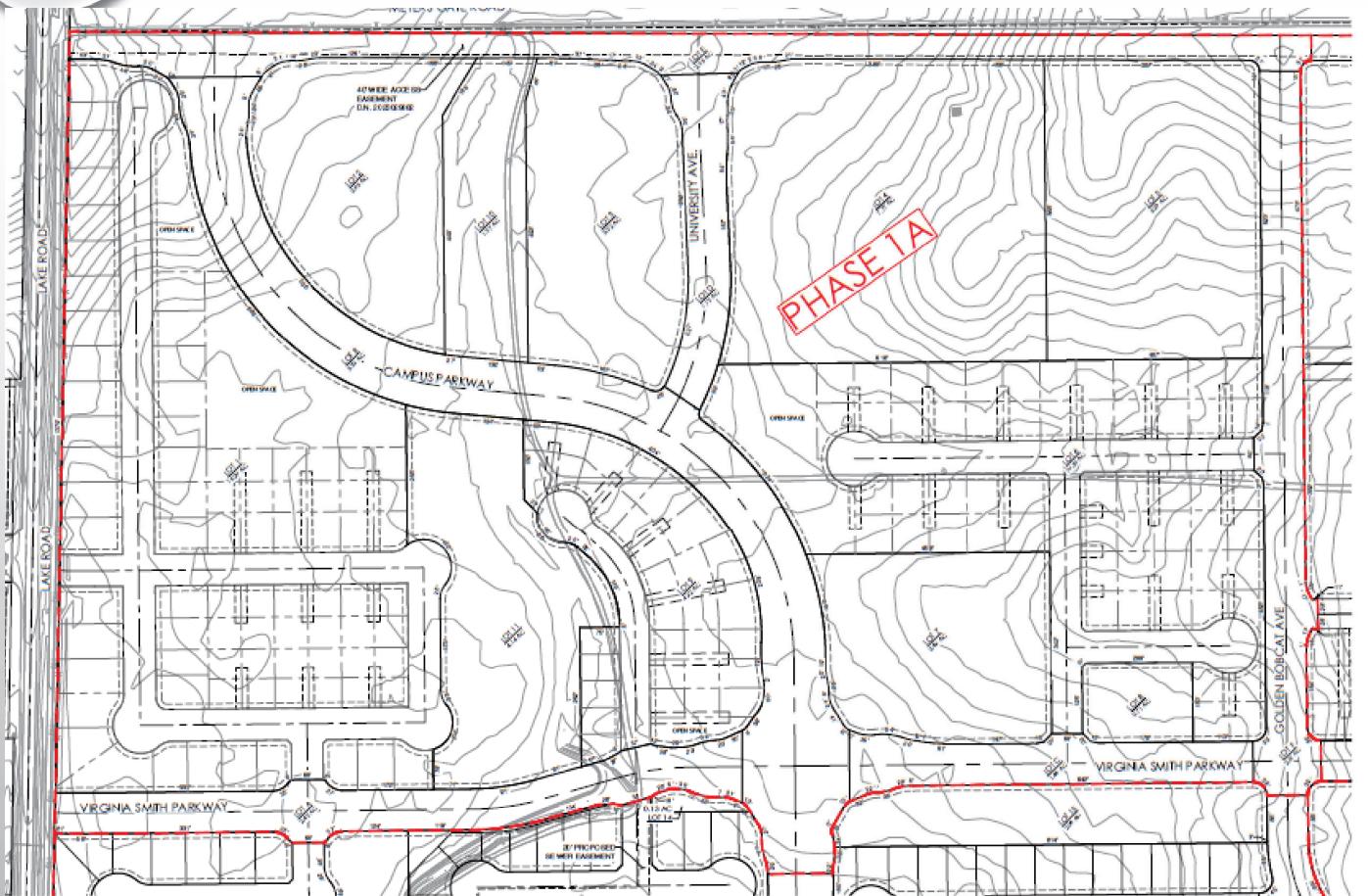
- ENVIRONMENTAL REVIEW #25-0029 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY AND CEQA SECTION 15183 EXEMPTION FOR CONSISTENCY WITH EXISTING PLAN)
- TENTATIVE SUBDIVISION MAP #24-0008 (SUBJECT TO 24 CONDITIONS OF APPROVAL)

**QUESTIONS? COMMENTS? CONCERNs?**

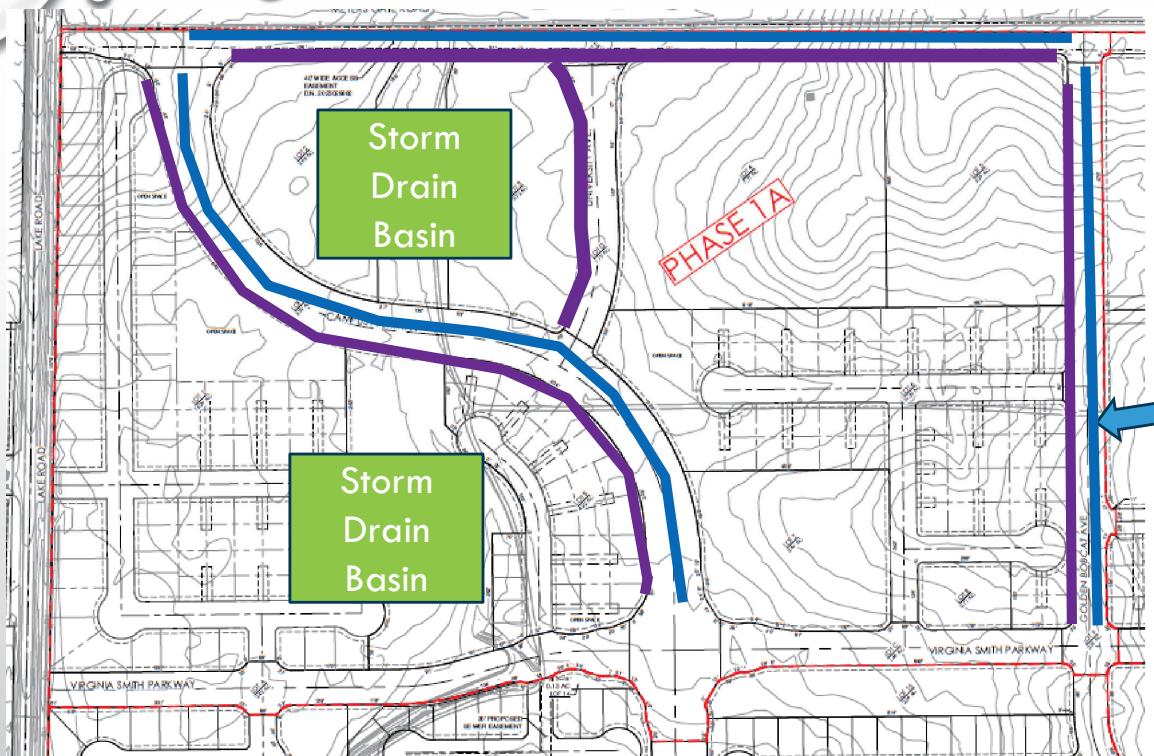
# SMALL LOT MAPS

# PHASE 1A (VTSM #25-0007)





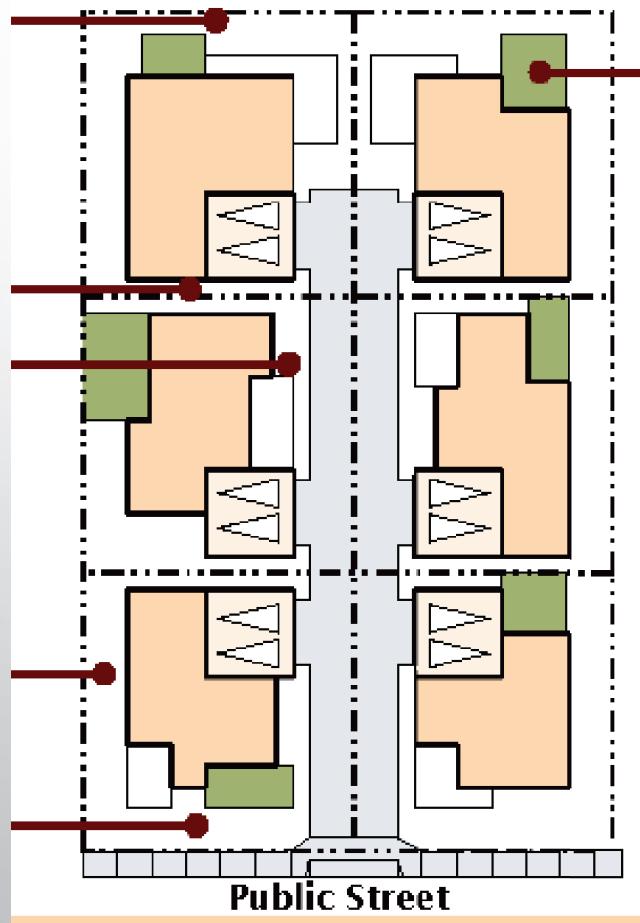
167 Lots



Water Well  
East Side of  
Golden Bobcat  
Ave

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)



# CIRCULATION

Individual Improvements	Phase of Development				
	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				
Campus Parkway (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)		★			
Virginia 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

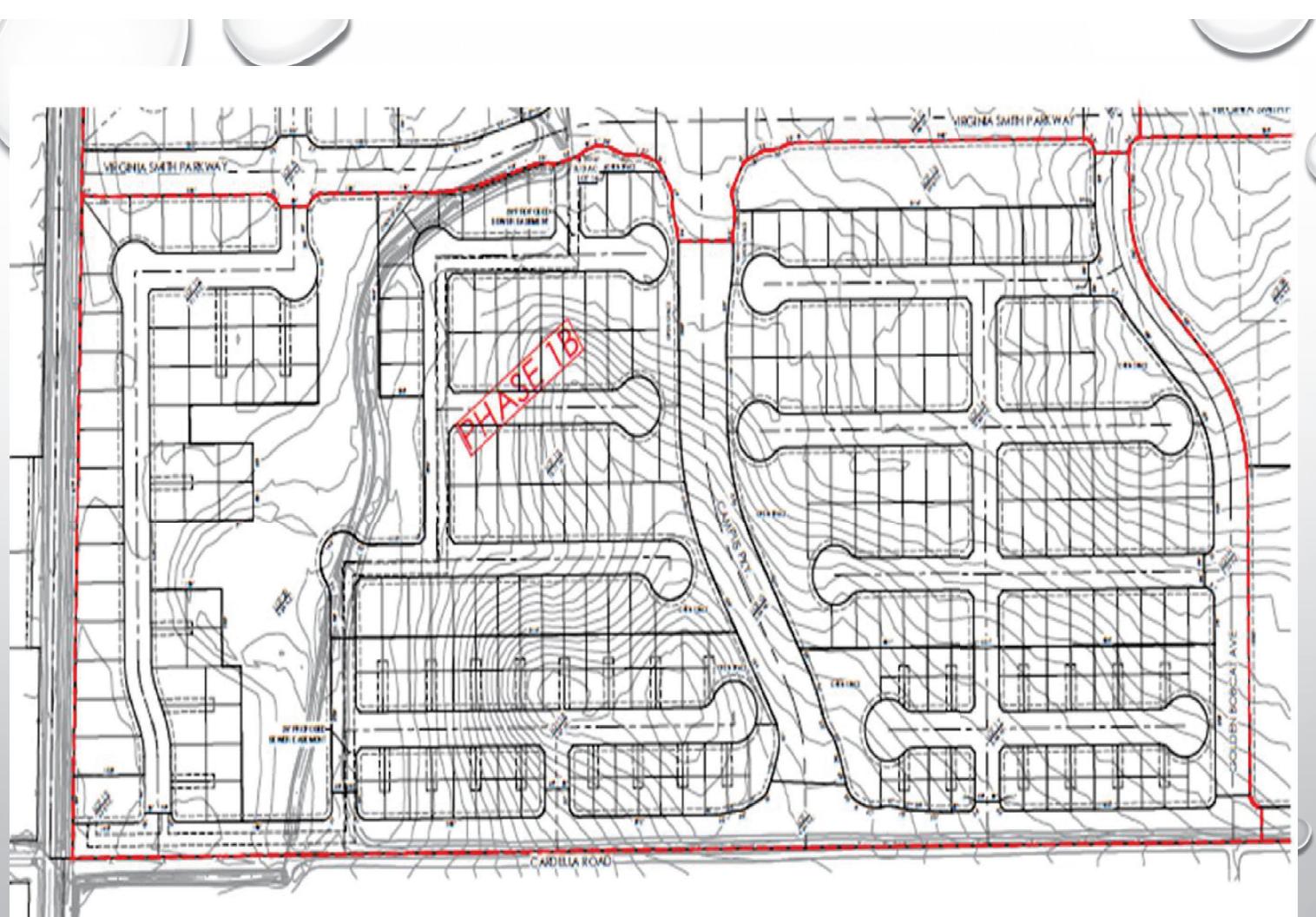
# SEWER

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

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 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



328 Lots



## **PLANNING COMMISSION ACTION**

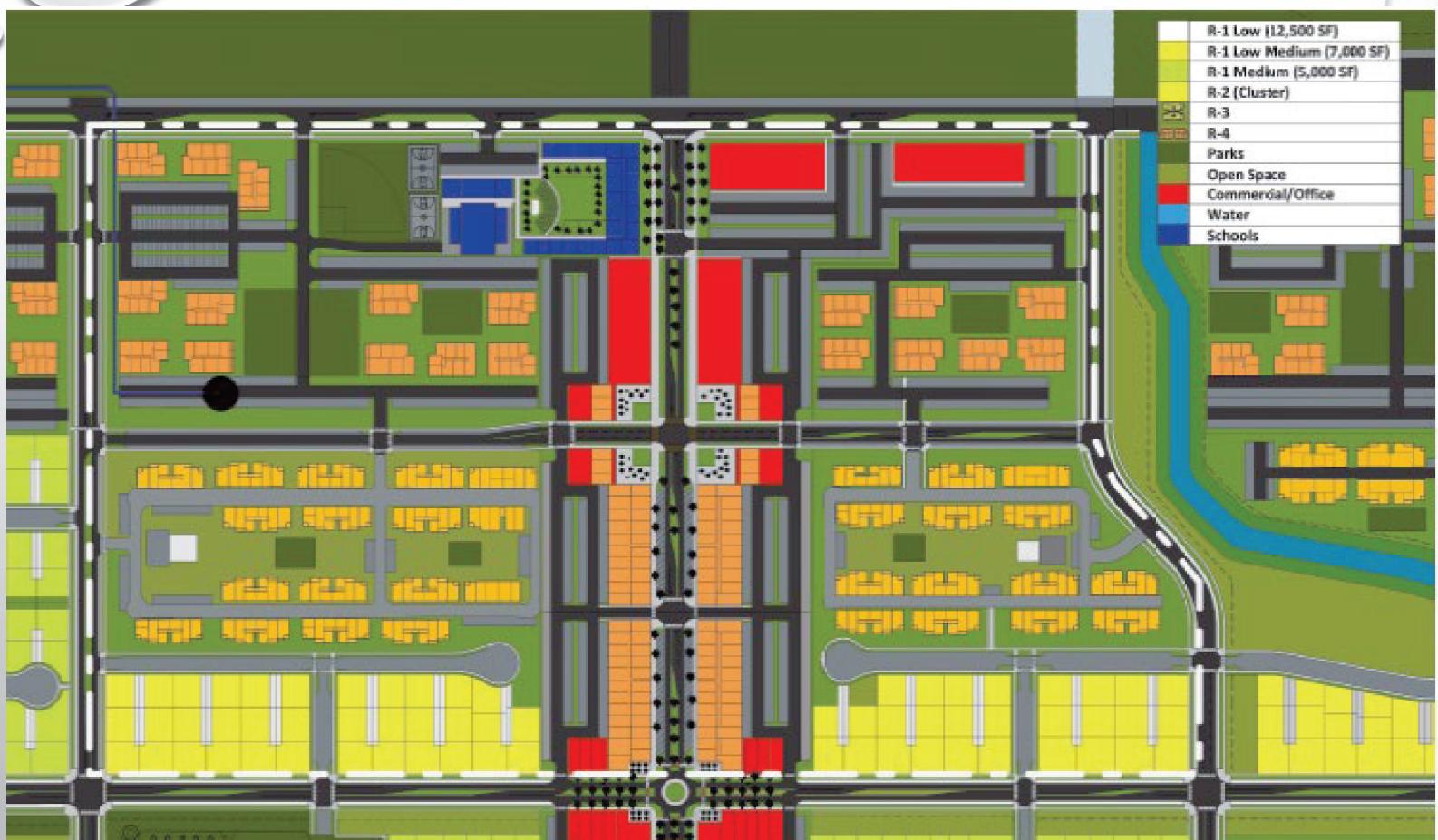
APPROVAL/DISAPPROVE/MODIFY:

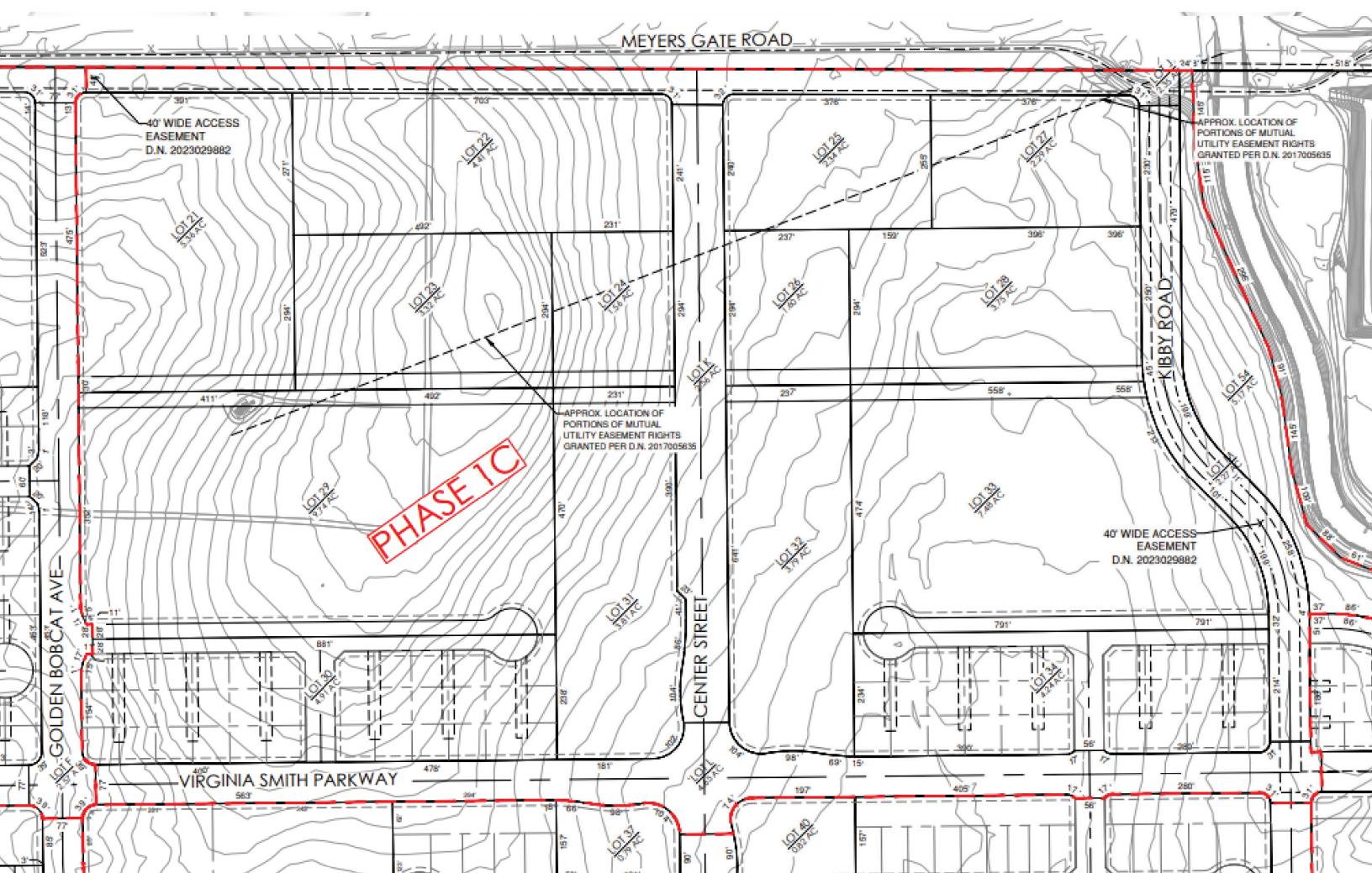
- ENVIRONMENTAL REVIEW #25-0034 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY)  
TENTATIVE SUBDIVISION MAP #25-0009 (SUBJECT TO 39 CONDITIONS OF APPROVAL)

**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





## 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.

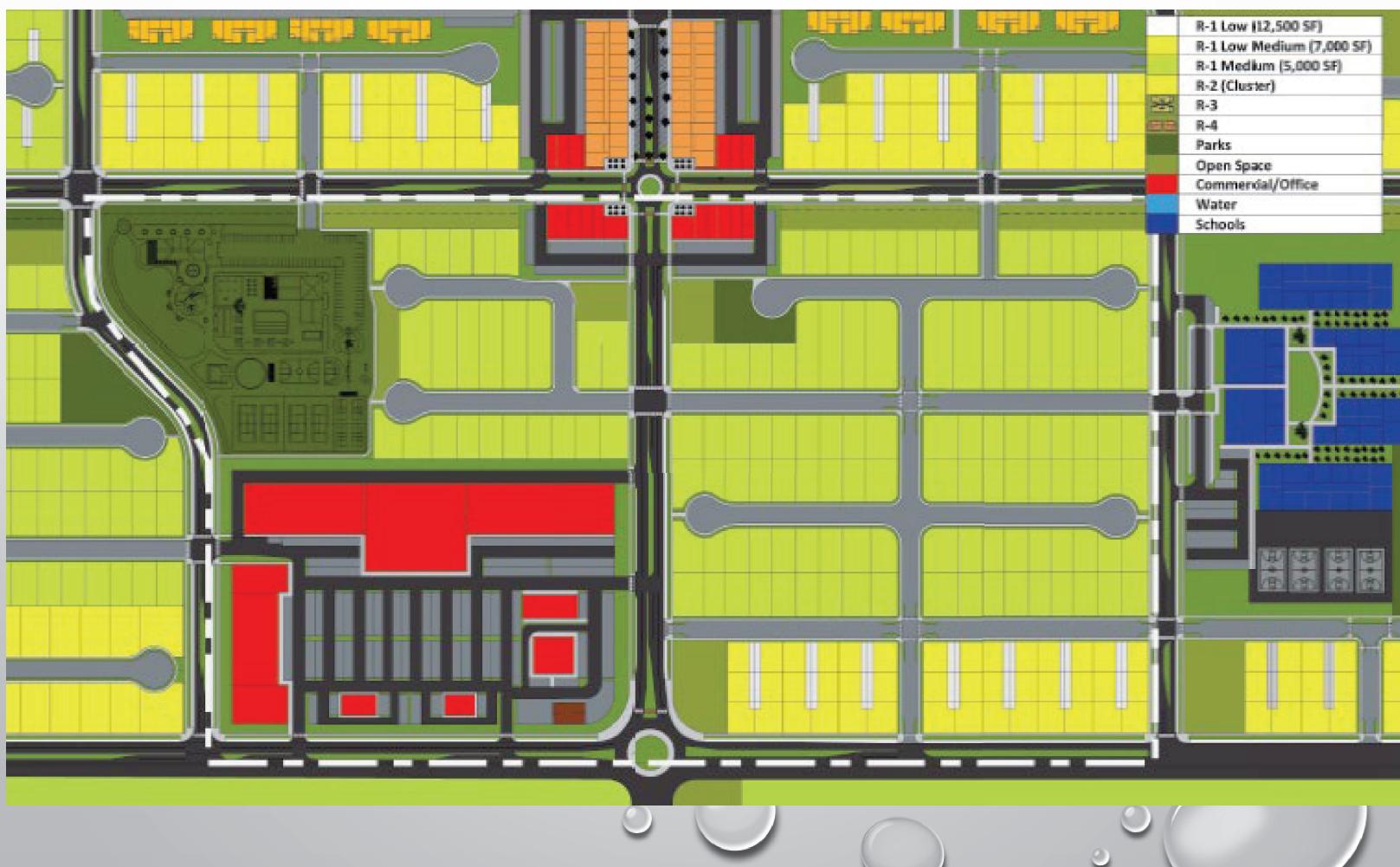
## **PLANNING COMMISSION ACTION**

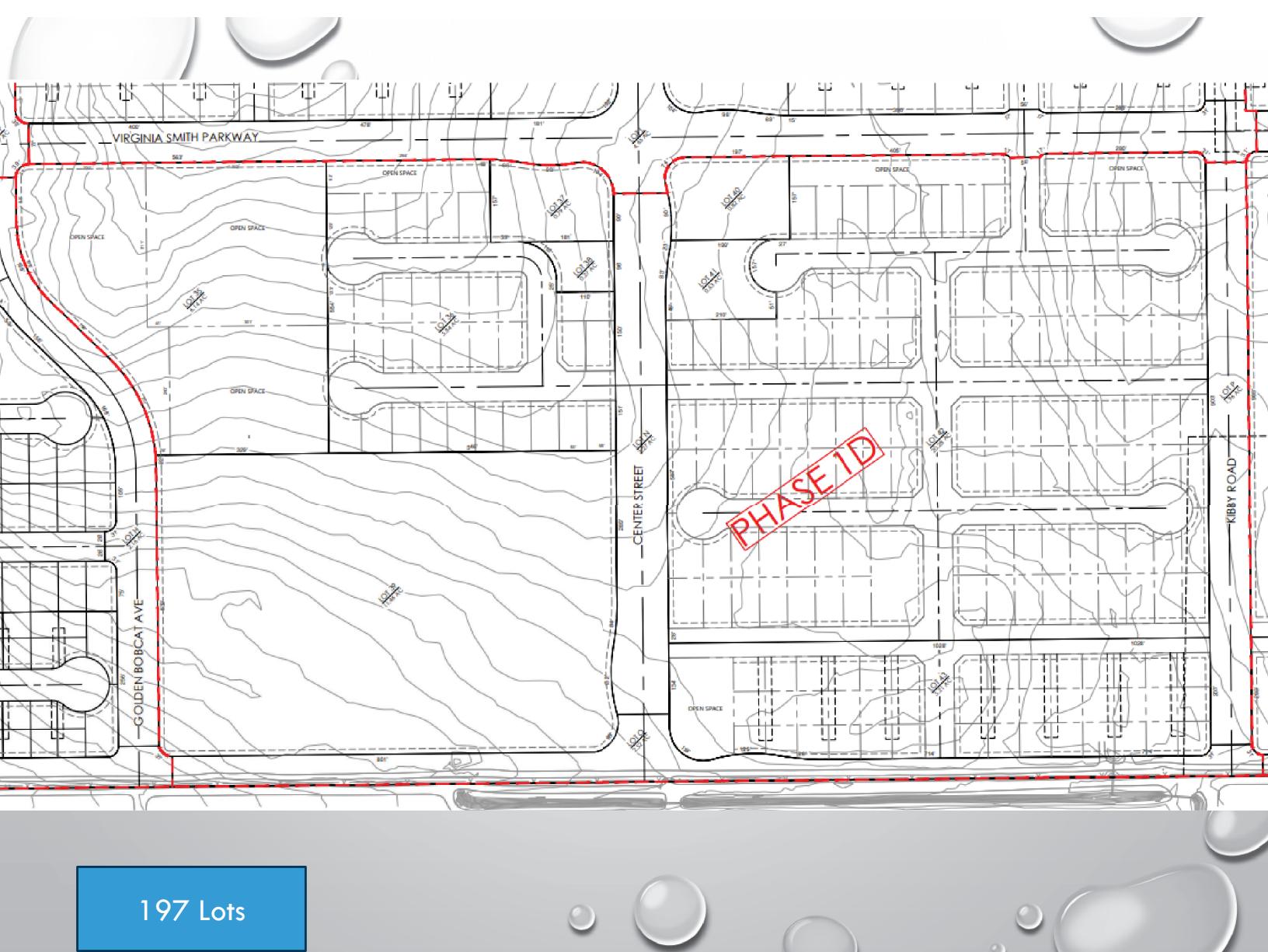
APPROVAL/DISAPPROVE/MODIFY:

- 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





## 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)**



## Phase 1E

Virginia Smith Trust

PROBLEMS		ANSWERS
1. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$	1. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$	1. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$
2. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$	2. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$	2. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$
3. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$	3. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$	3. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$
4. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$	4. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$	4. $\frac{1}{2} \times \frac{1}{3} \times \frac{1}{4} \times \dots \times \frac{1}{10}$

# 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 )					★
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

<b>Individual Improvements</b>	<b>Phase of Development</b>				
	<b>1A</b>	<b>1B</b>	<b>1C</b>	<b>1D</b>	<b>1E</b>
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

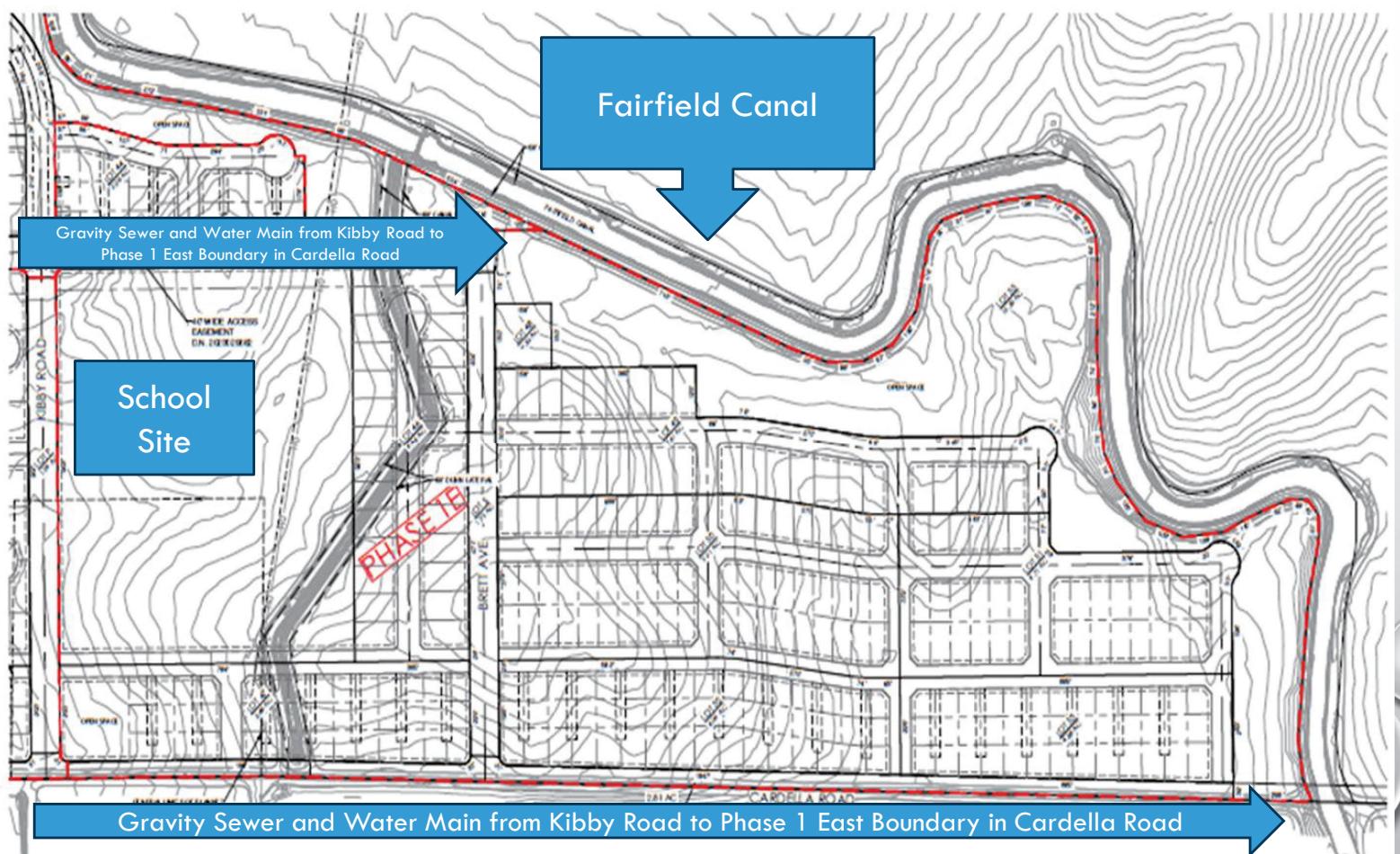
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Water main in Lake Road from Bellevue to Cardella Road		X			
Water main in Virginia Smith Parkway and Cardella from Lake Road to Golden Bobcat		X			
Water main in Campus parkway and Golden Bobcat from Virginia Smith Parkway to Cardella.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

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)					
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?**