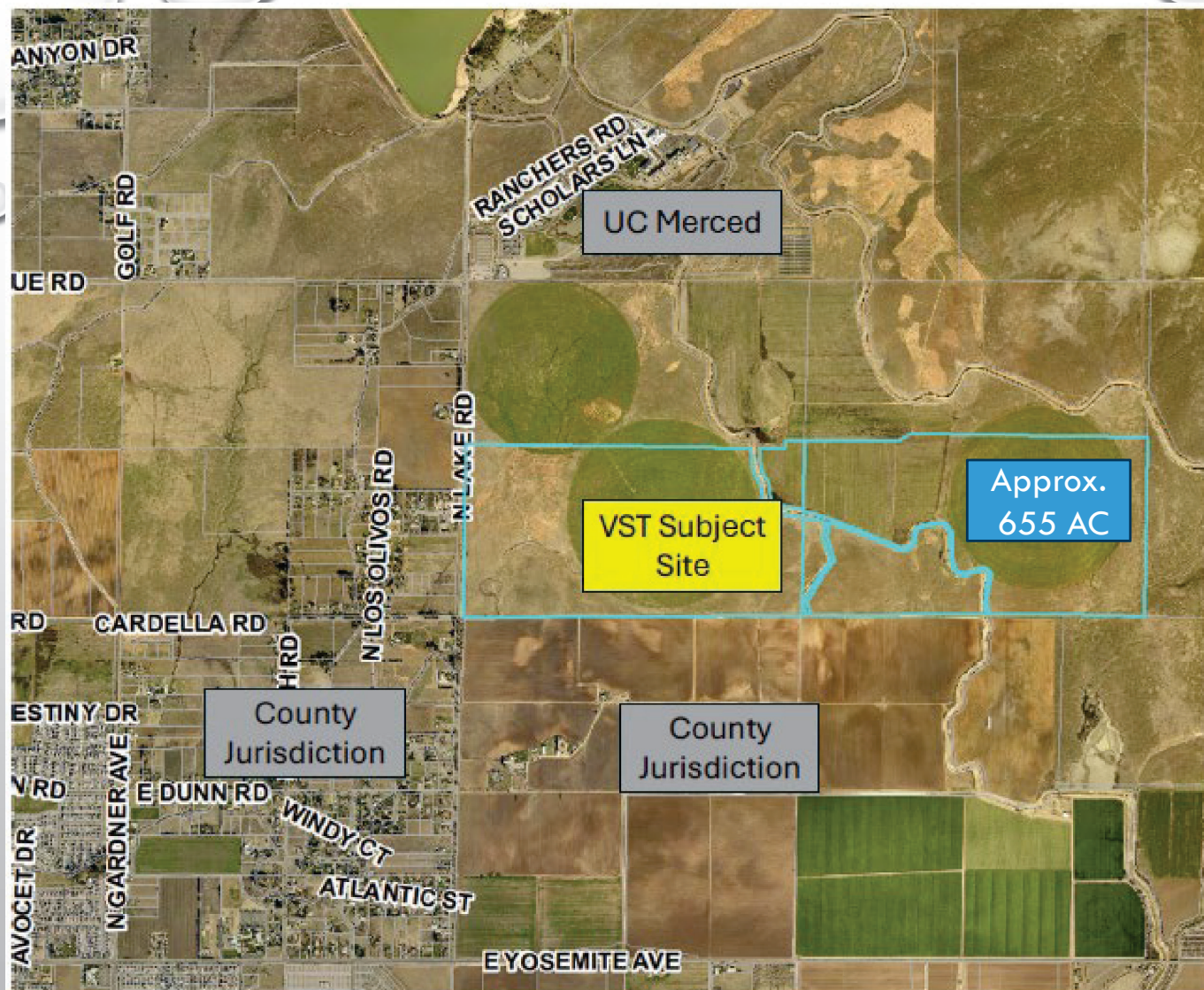




Applicant:
Steve Tietjen, Ed. D.
Stephen Peck, AICP

CITY-SCALE CONTEXT








4,400 Dwelling Units

862,000 Retail/Office

15-Year Buildout

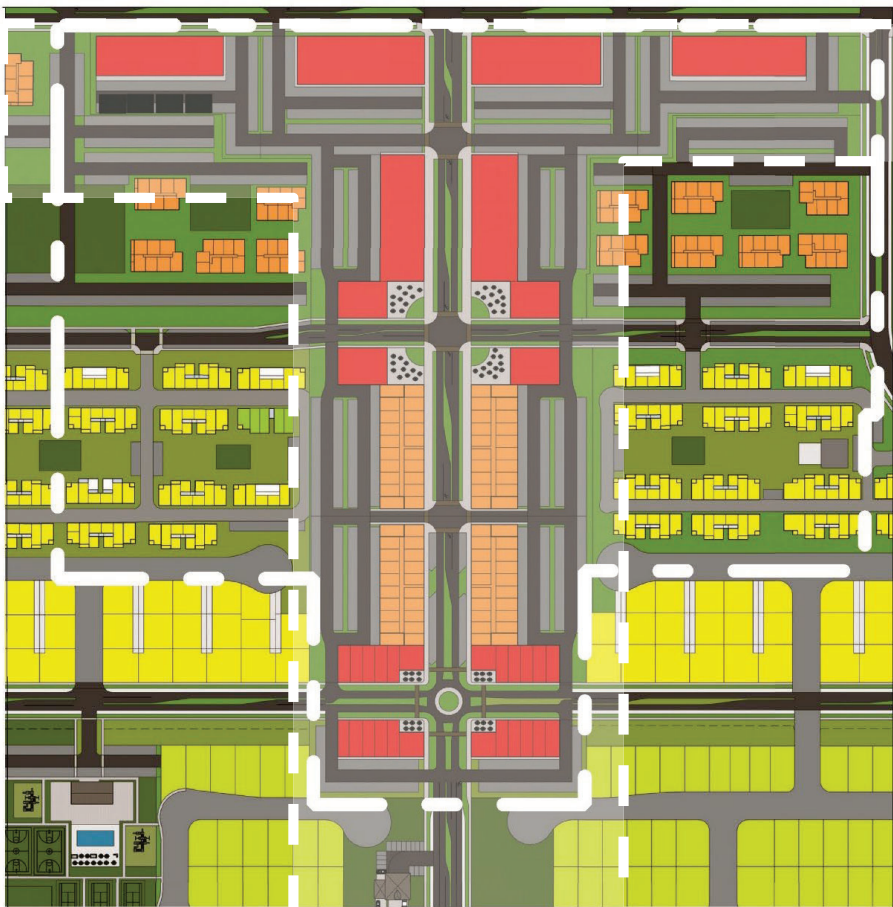


LAND USE FOR ENTIRE VST PLAN

- **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
- 

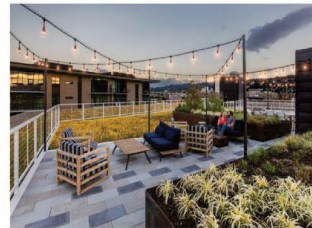
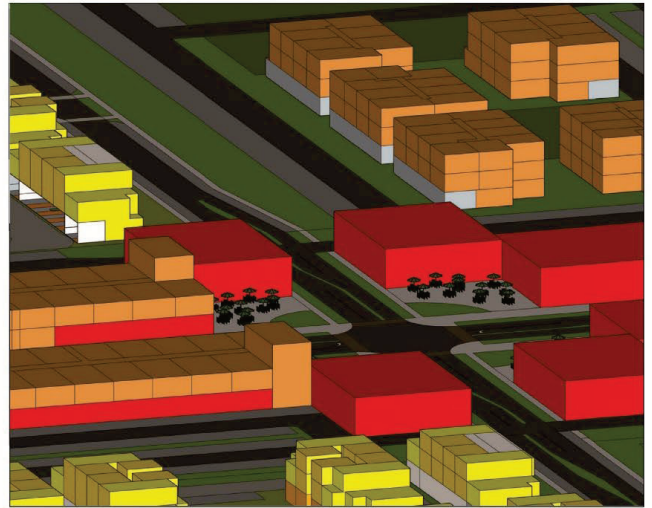
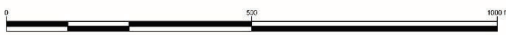


Remainder not included with Developer Agreement – as they would like that re-assessed after development of Phase 1
 Phase 1 – 2,900 residential units



Town Center

1"=100





Community Recreation Center with Clubhouse



Recreation Center Deck

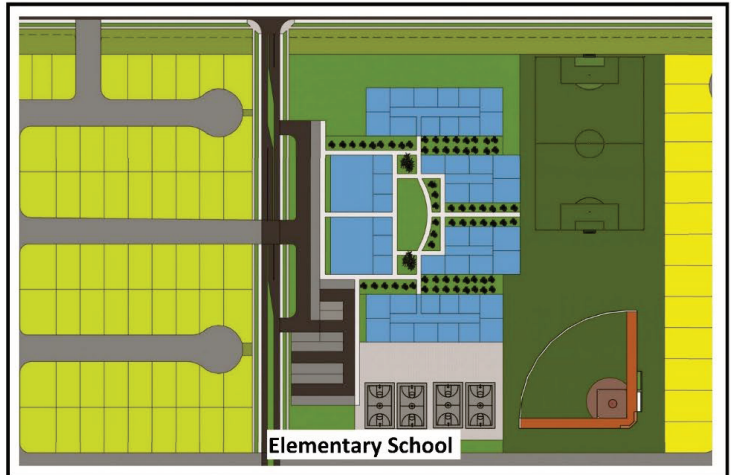


Recreation Center Patio Dining

Parks

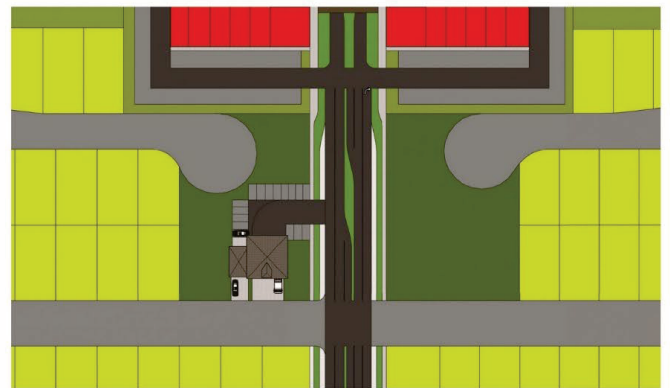


Community Sports Park



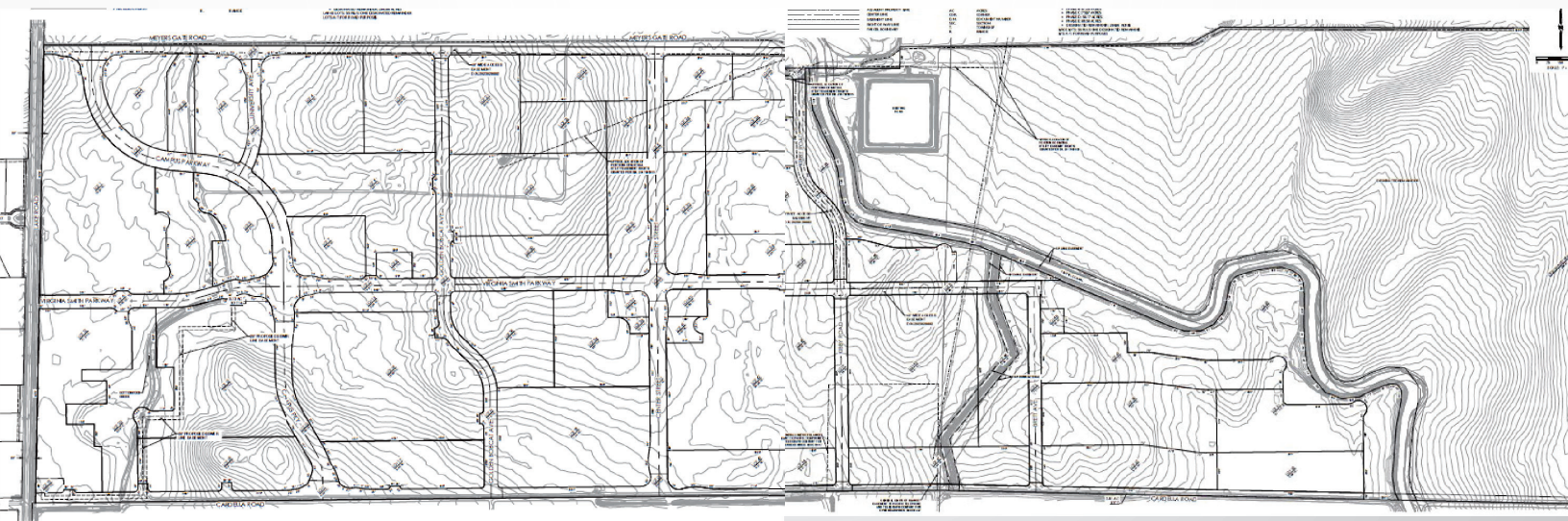
Elementary School

Public Facilities



Police and Fire Station

LARGE LOT MAP (VSTM #25-0008)



53 Lots and
Remainder

The background of the slide is a light gray gradient. It is decorated with several realistic water droplets of various sizes. In the top-left corner, there is a large droplet and a few smaller ones. In the top-right corner, there is a medium-sized droplet and a small one. In the bottom-right corner, there is a large, irregular droplet and several smaller ones. In the bottom-center, there are a few small droplets.

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

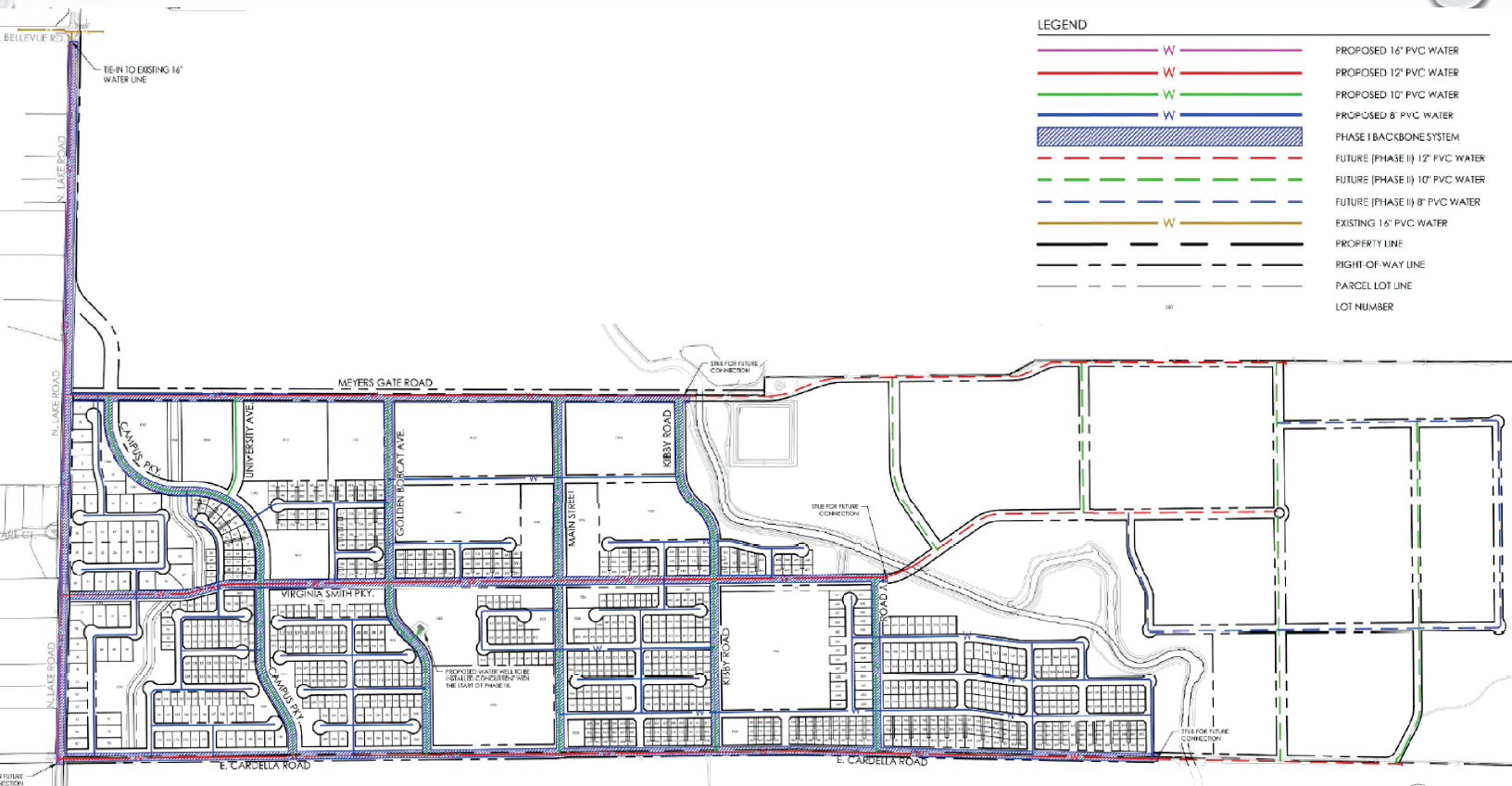
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Lift Station and forcemain to existing SS @ Bellevue RD		X			
Gravity Sewer in Cardella from Lift Station to Golden Bobcat		X			
Gravity in Virginia Smith Parkway to Golden Bobcat		X			
Gravity Sewer in Meyers Gate Between Lake Road and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

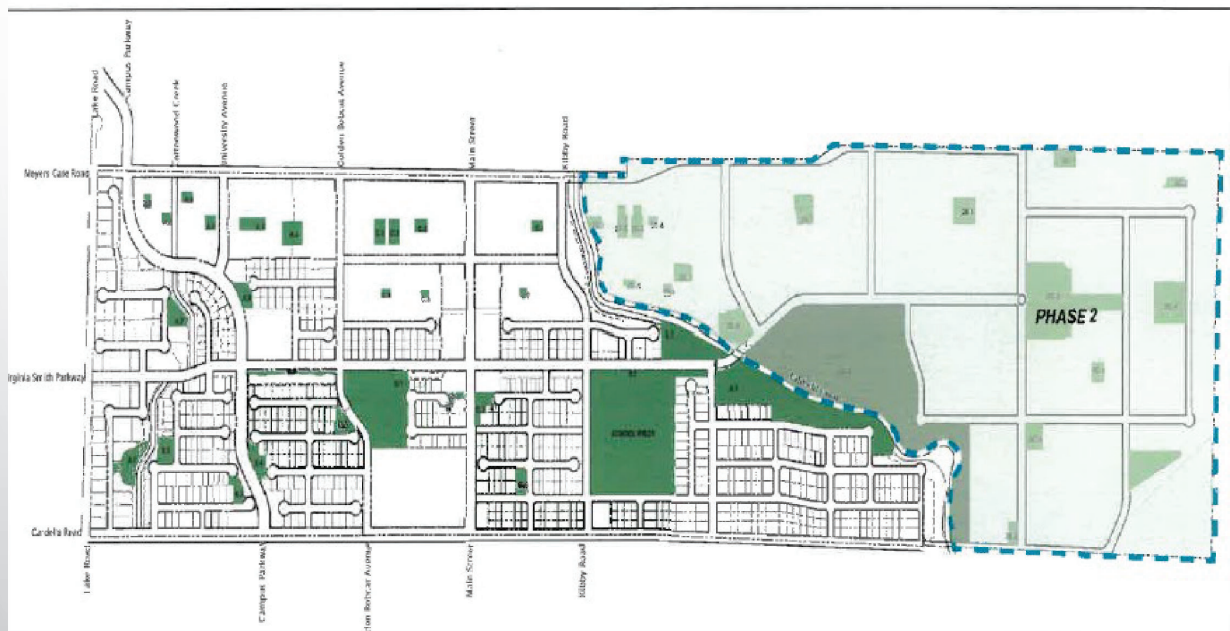
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Storm Drain infrastructure in Virginia Smith Parkway		X			
Storm Drain Basins along Virginia Smith Parkway between Lake Road and Golden Bobcat		X			
Storm Drain Basins along Campus Parkway and Creek between Virginia Smith Parkway and Cardella	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				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


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).

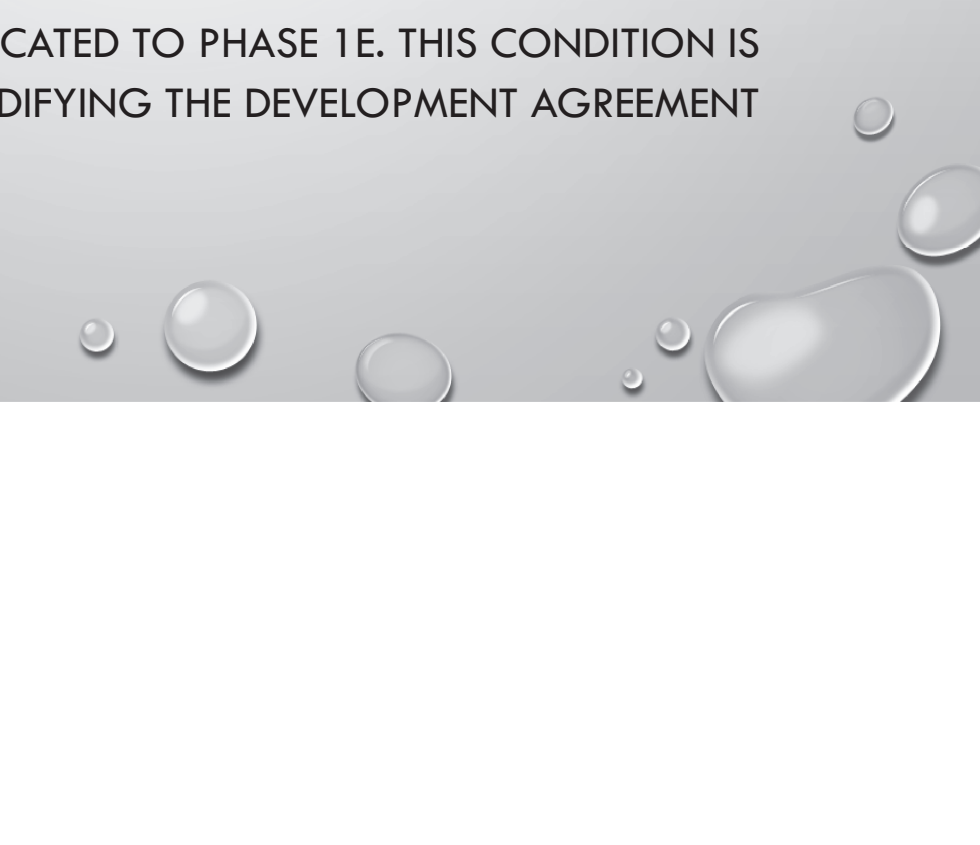


PUBLIC COMMENTS

- 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?

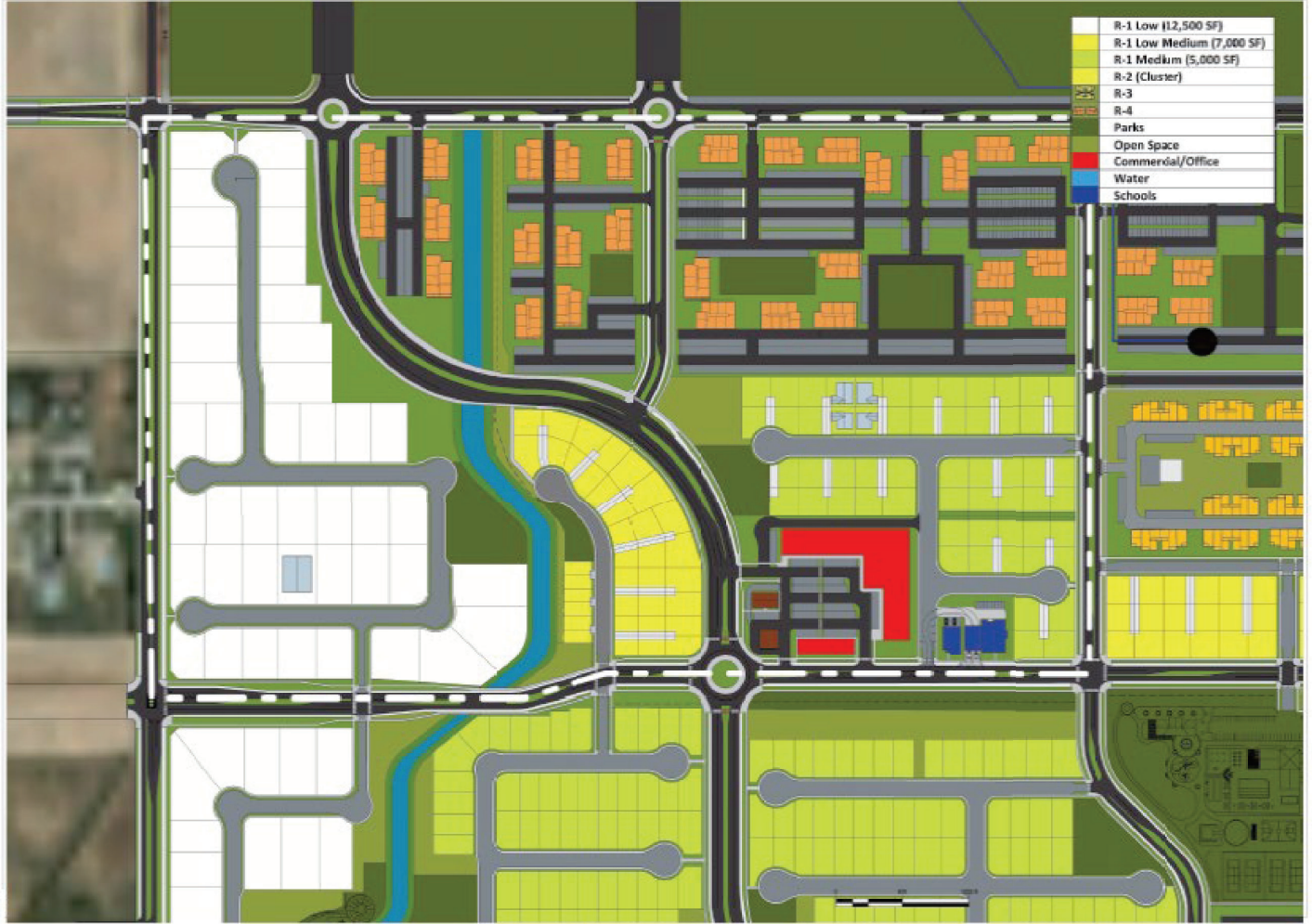


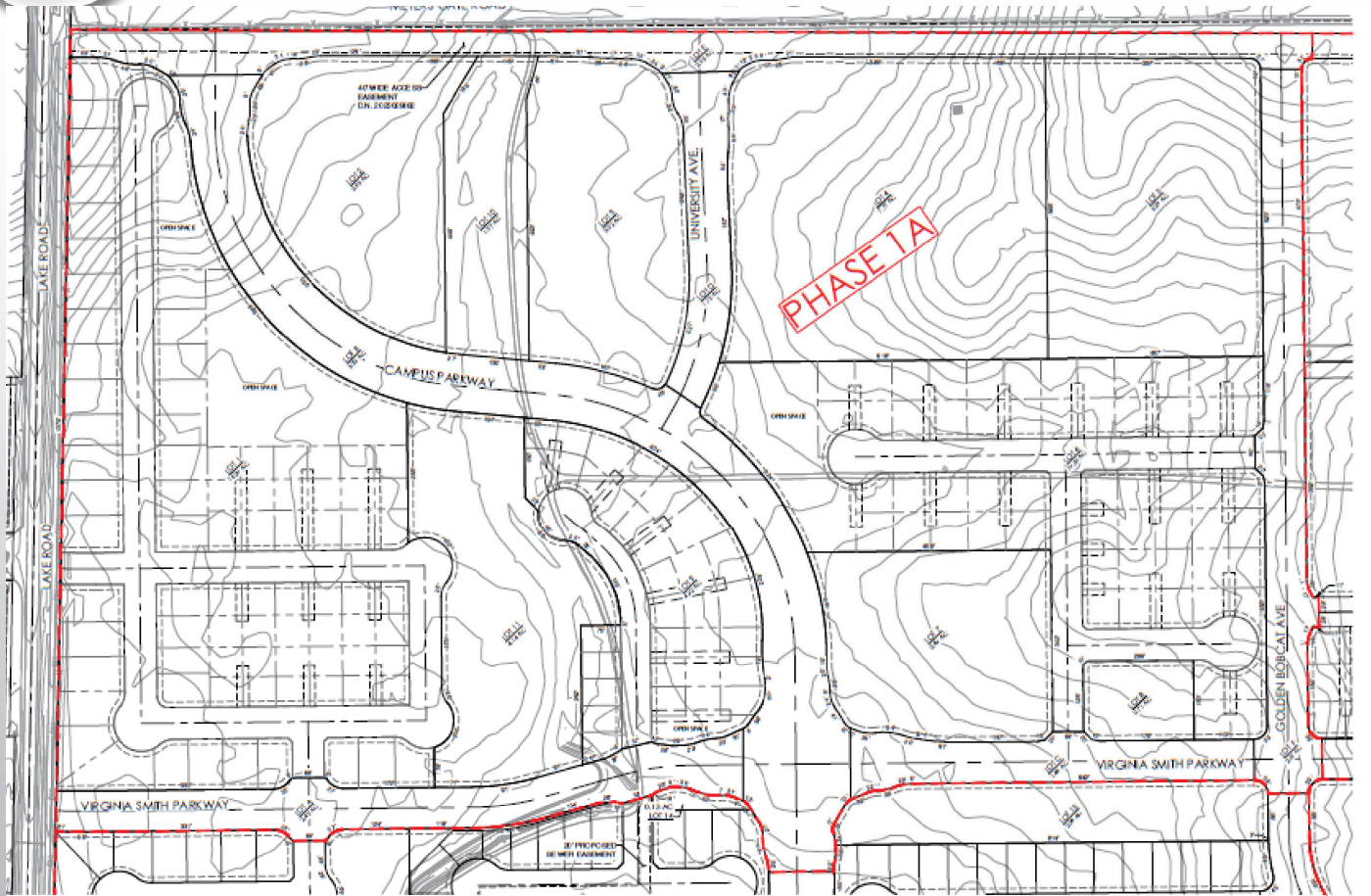
The page features a light gray background with a subtle gradient. In the top-left and bottom-right corners, there are clusters of realistic water droplets of various sizes, rendered with soft shadows and highlights to give them a three-dimensional appearance. The text "SMALL LOT MAPS" is centered in the middle of the page.

SMALL LOT MAPS

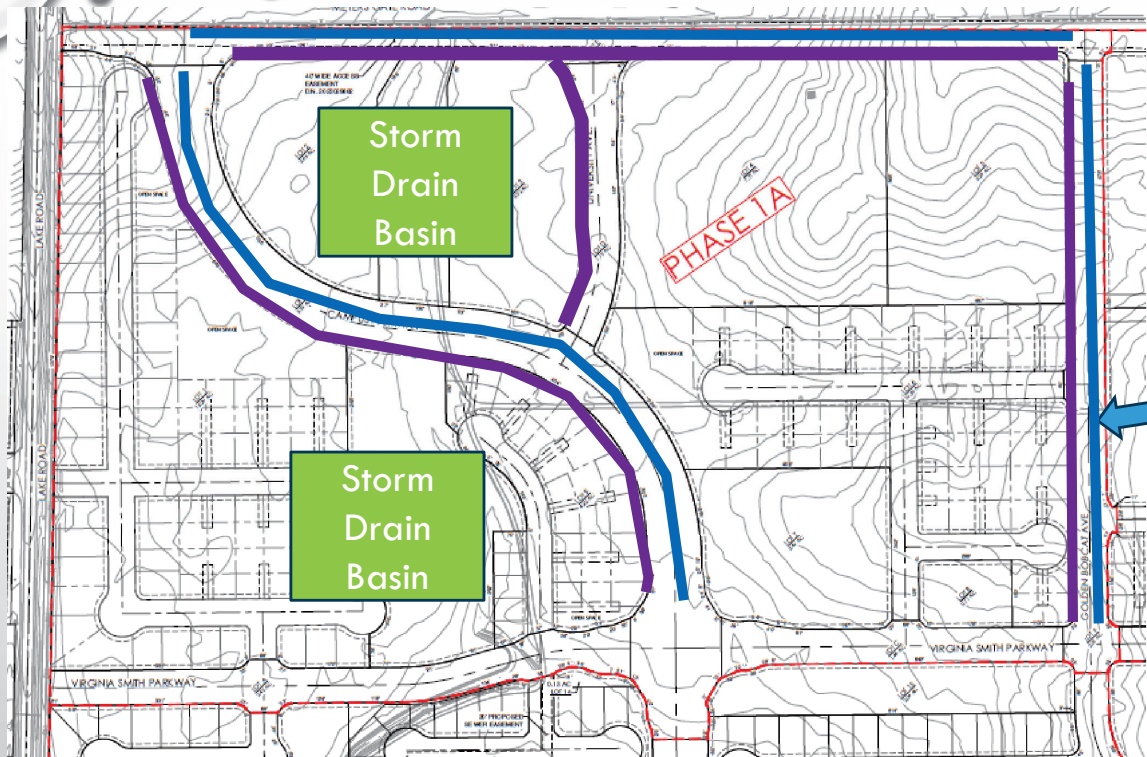
The page features a light gray background with a subtle gradient. In the top-left and bottom-right corners, there are clusters of realistic water droplets of various sizes, some overlapping. The text is centered horizontally in the upper half of the page.

PHASE 1A (VTSM #25-0007)



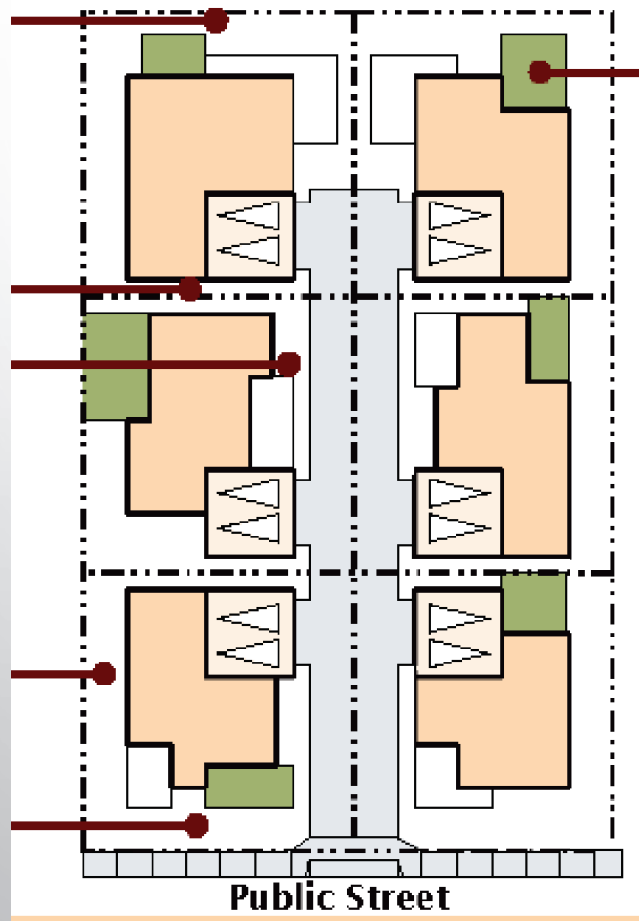


167 Lots




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)

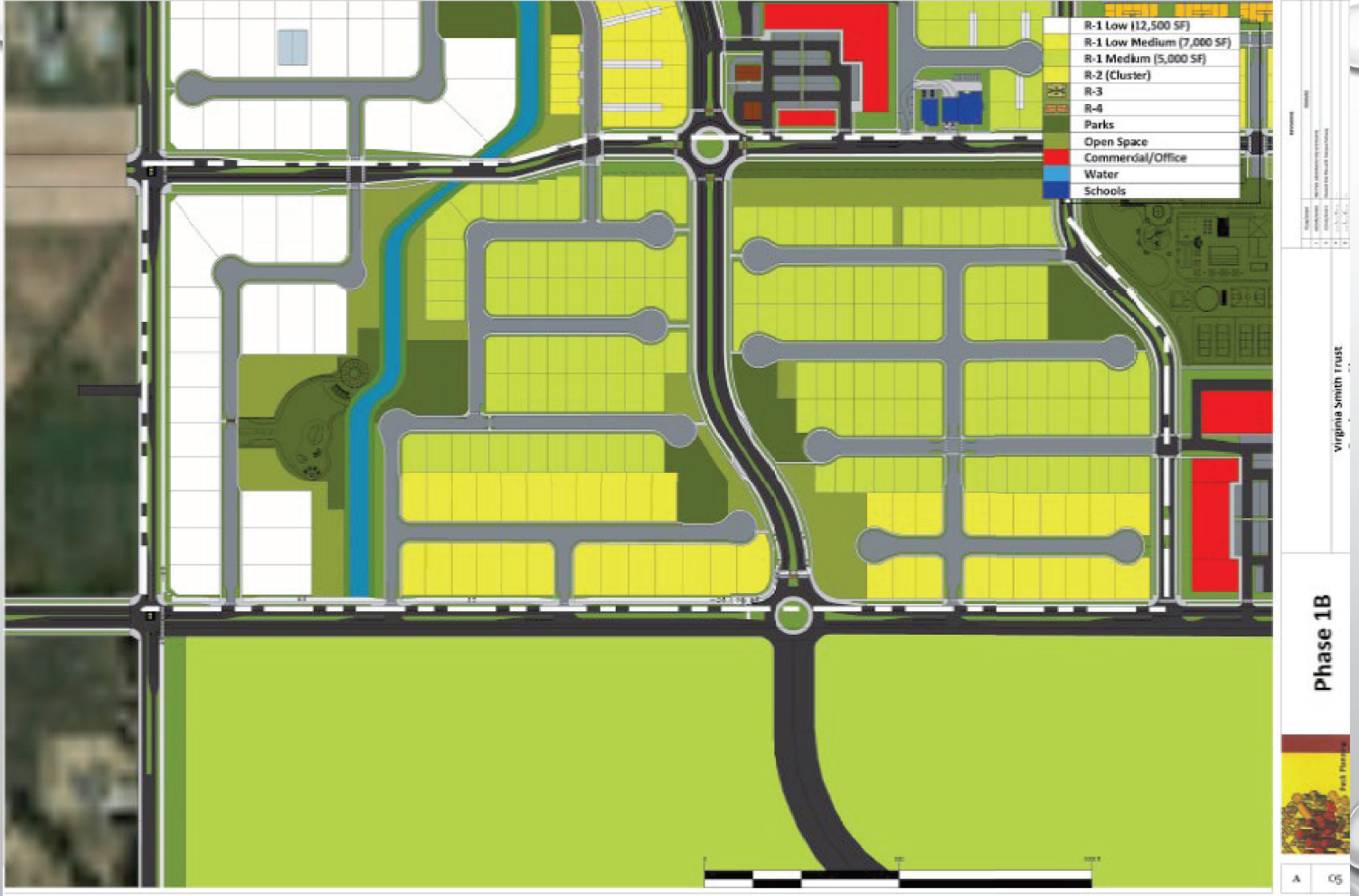
QUESTIONS? COMMENTS? CONCERNS?





PHASE 1 B (VTSM #25-0009)





CIRCULATION

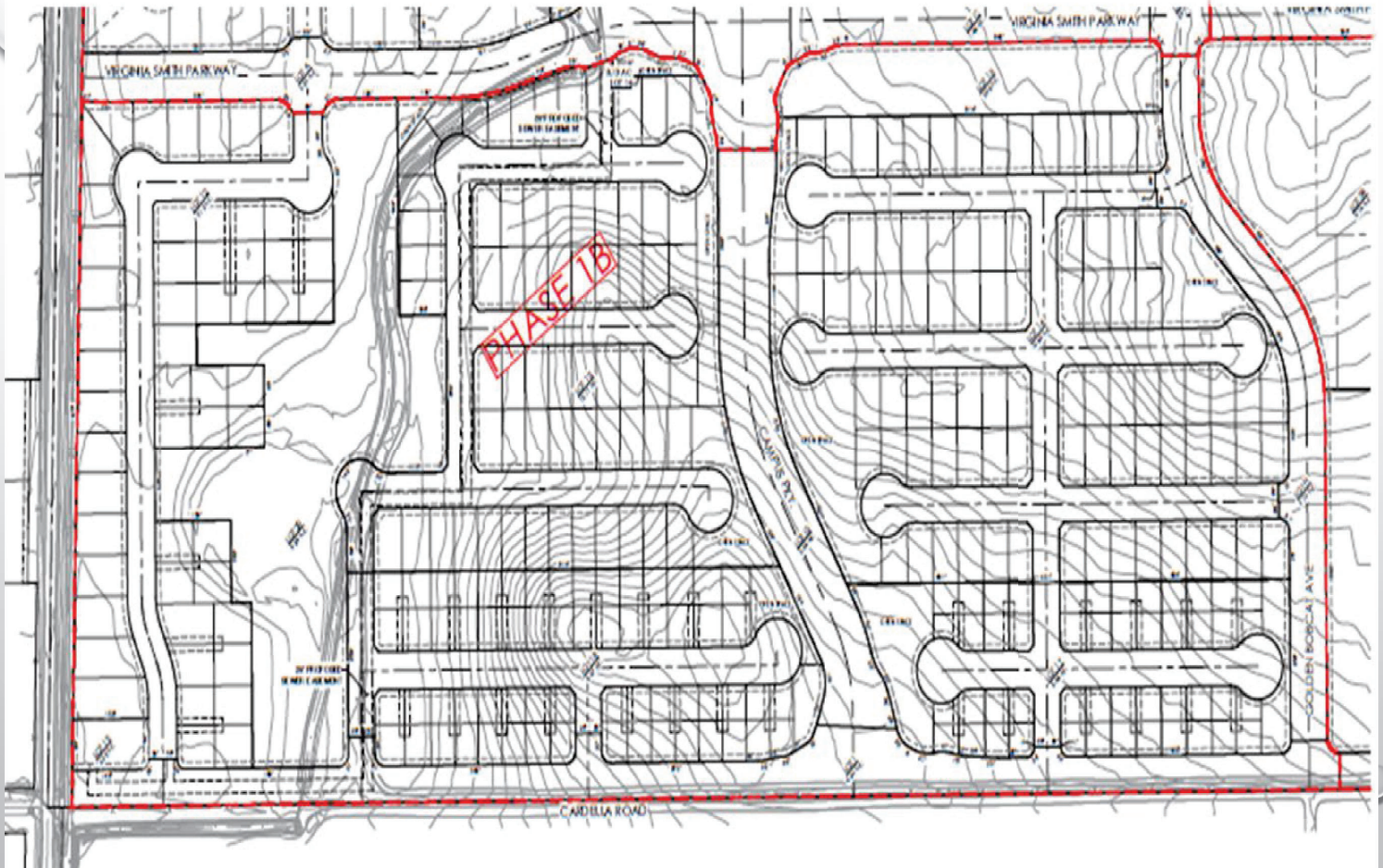
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Lake Road from Cardella to Virginia Smith		★			
Lake Road (Virginia Smith to Meyers Gate)	X				
Campus Parkway (Virginia Smith to Cardella)		★			
University Avenue (Meyers Gate - Campus Parkway)	X				
Campus Parkway (Meyers Gate to Virginia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

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		
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

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 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



Storm 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

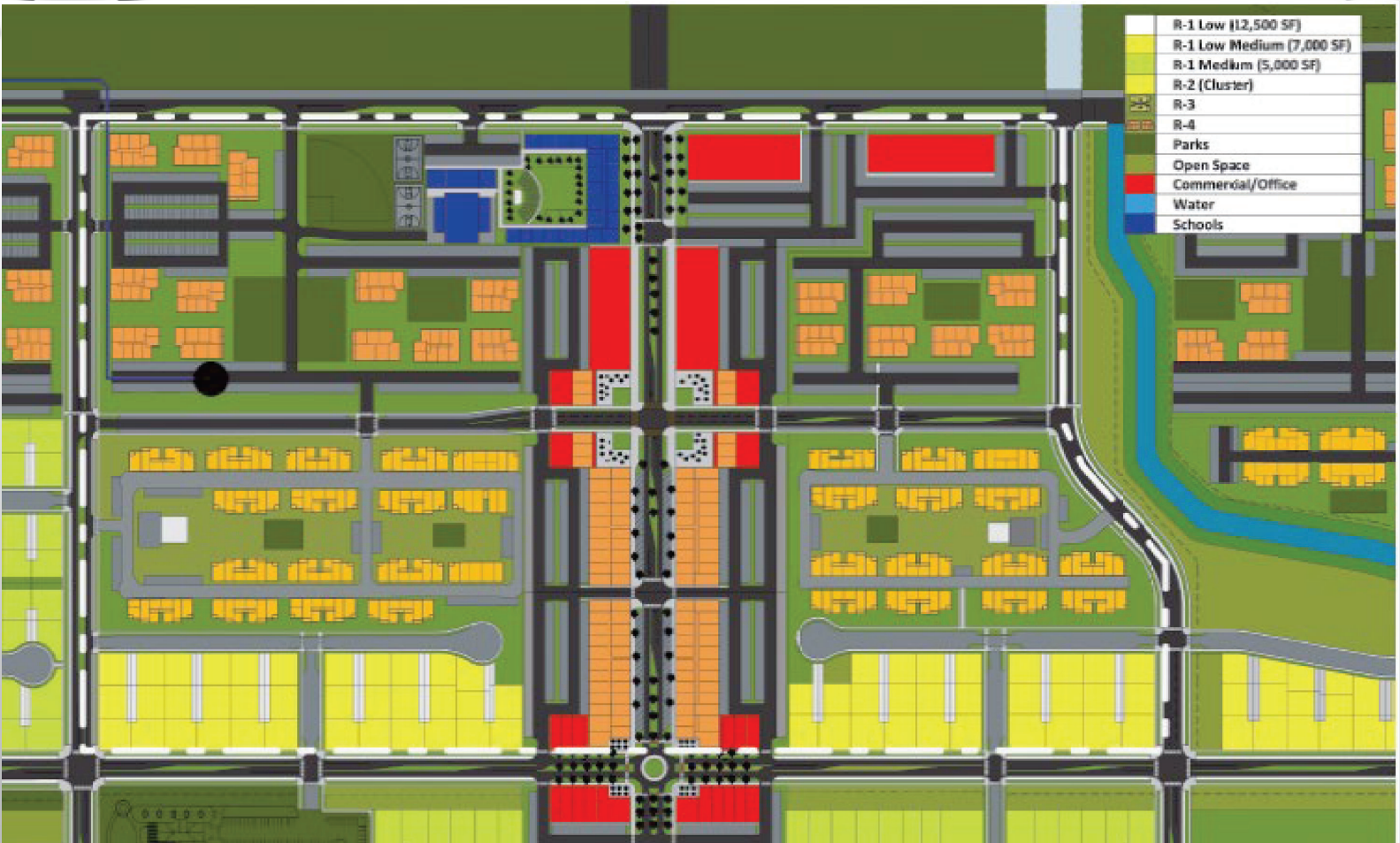
APPROVAL/DISAPPROVE/MODIFY:

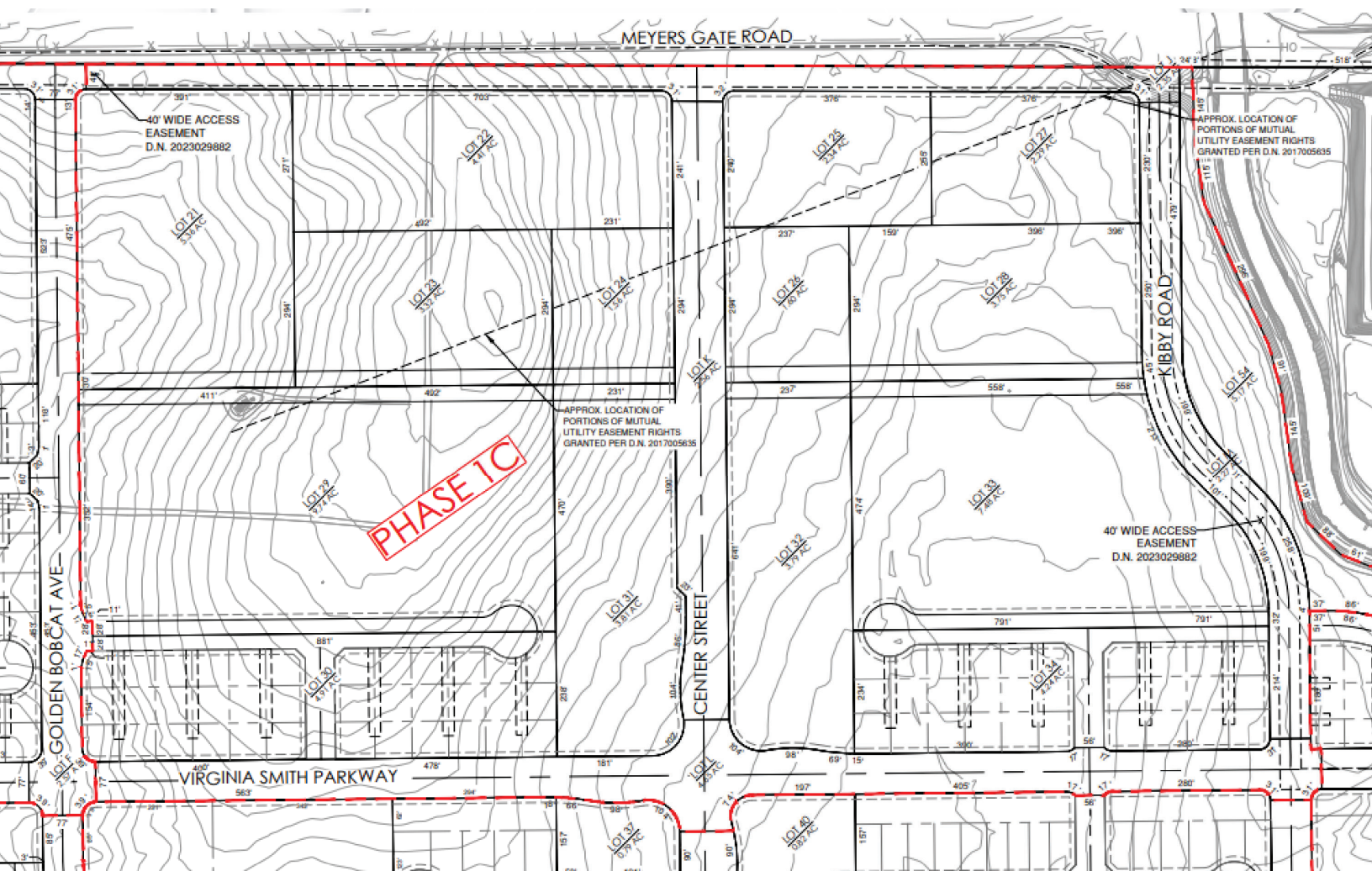
- ENVIRONMENTAL REVIEW #25-0034 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY)
TENTATIVE SUBDIVISION MAP #25-0009 (SUBJECT TO 39 CONDITIONS OF APPROVAL)

QUESTIONS? COMMENTS? CONCERNS?



PHASE 1C






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
- 

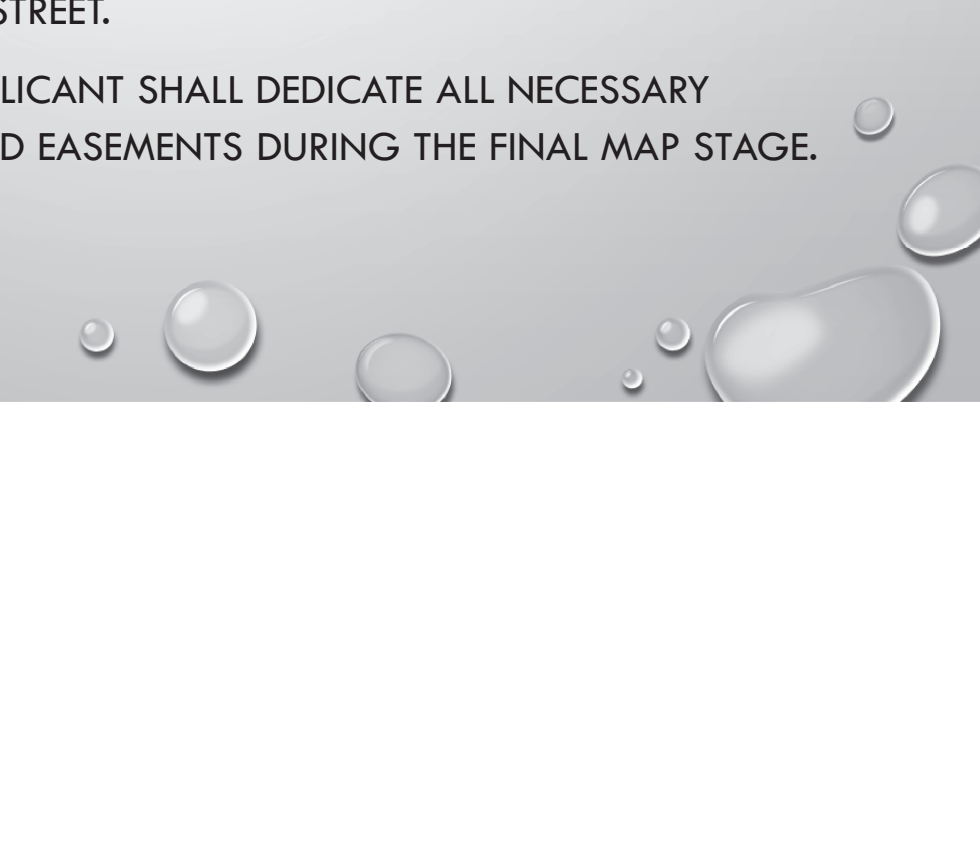


PUBLIC COMMENTS

- 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

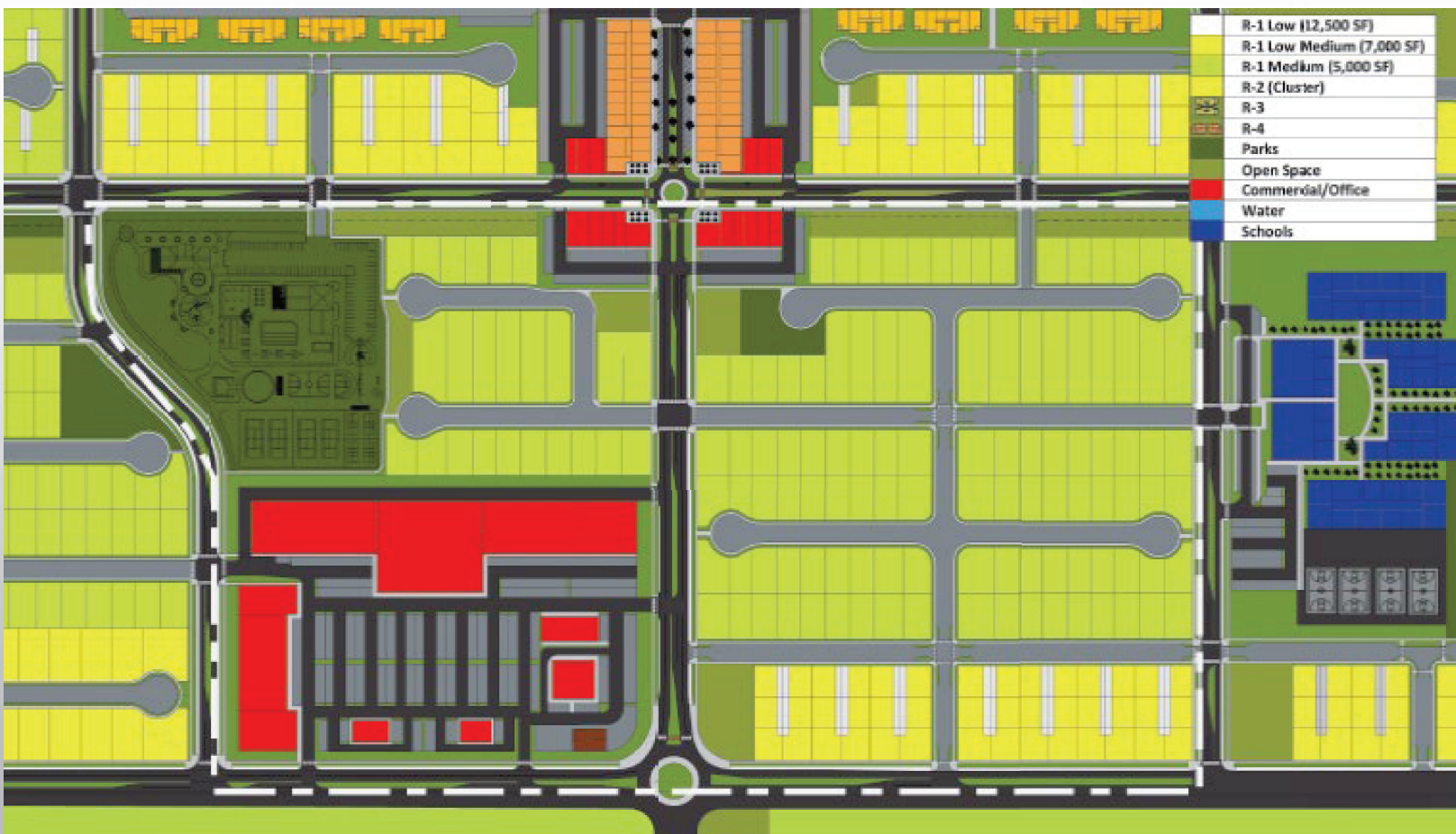
APPROVAL/DISAPPROVE/MODIFY:

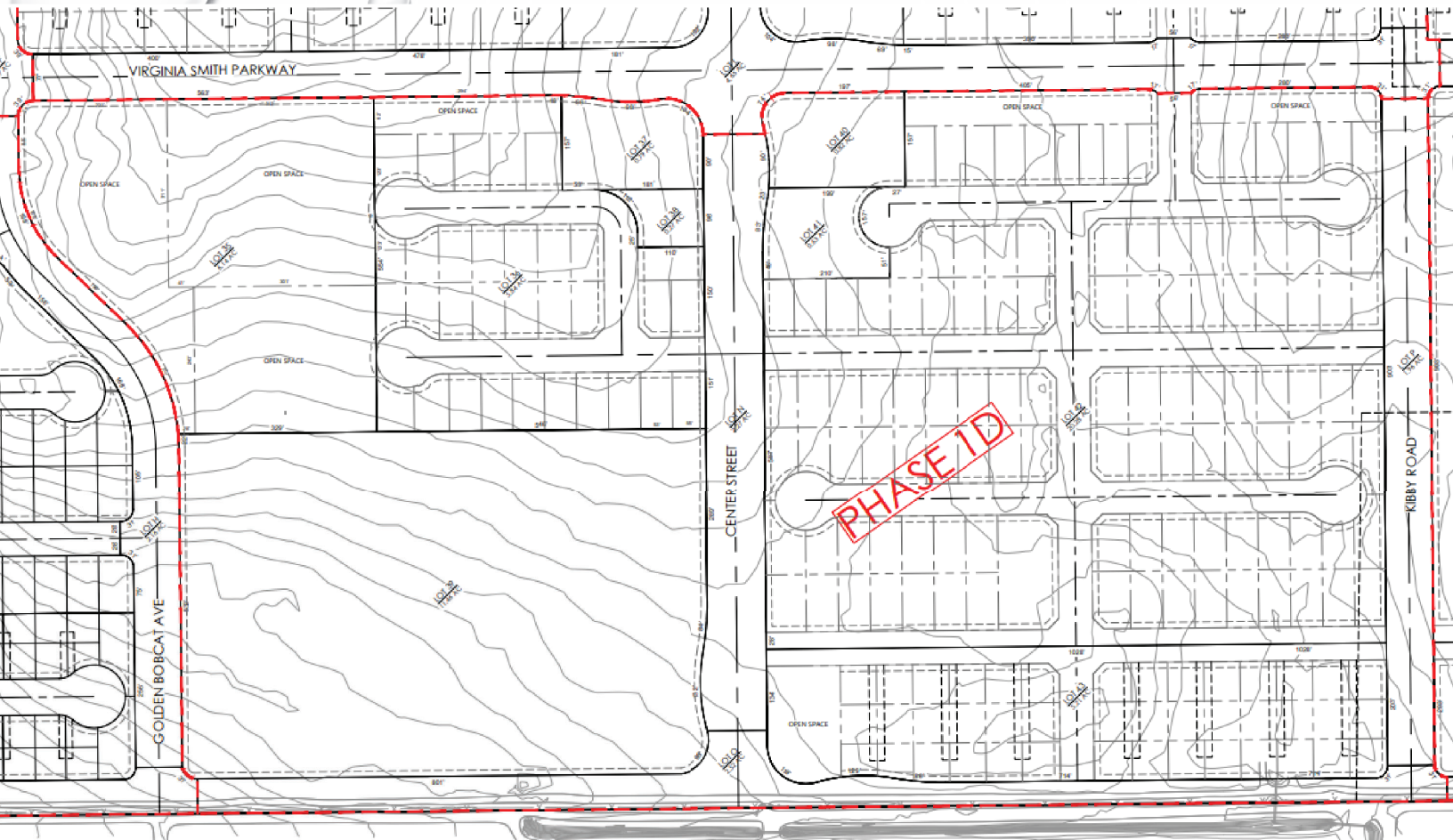
- TENTATIVE SUBDIVISION MAP #25-0010
(SUBJECT TO 38 CONDITIONS OF APPROVAL)
- ENVIRONMENTAL REVIEW #25-0035 (CEQA SECTION
15162 – REUSE EXISTING ENVIRONMENTAL STUDY)

QUESTIONS? COMMENTS? CONCERNS?



PHASE 1D

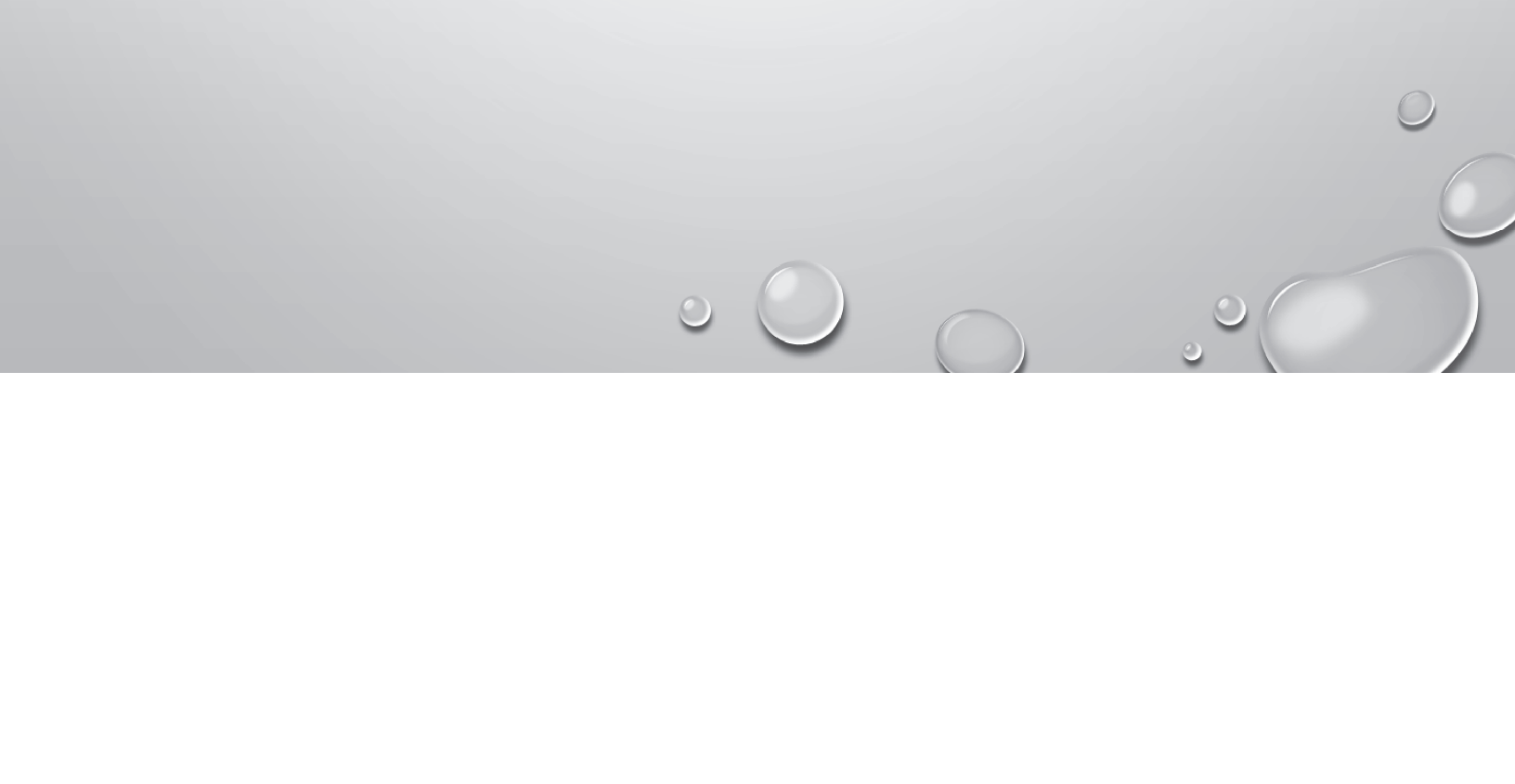




197 Lots




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:

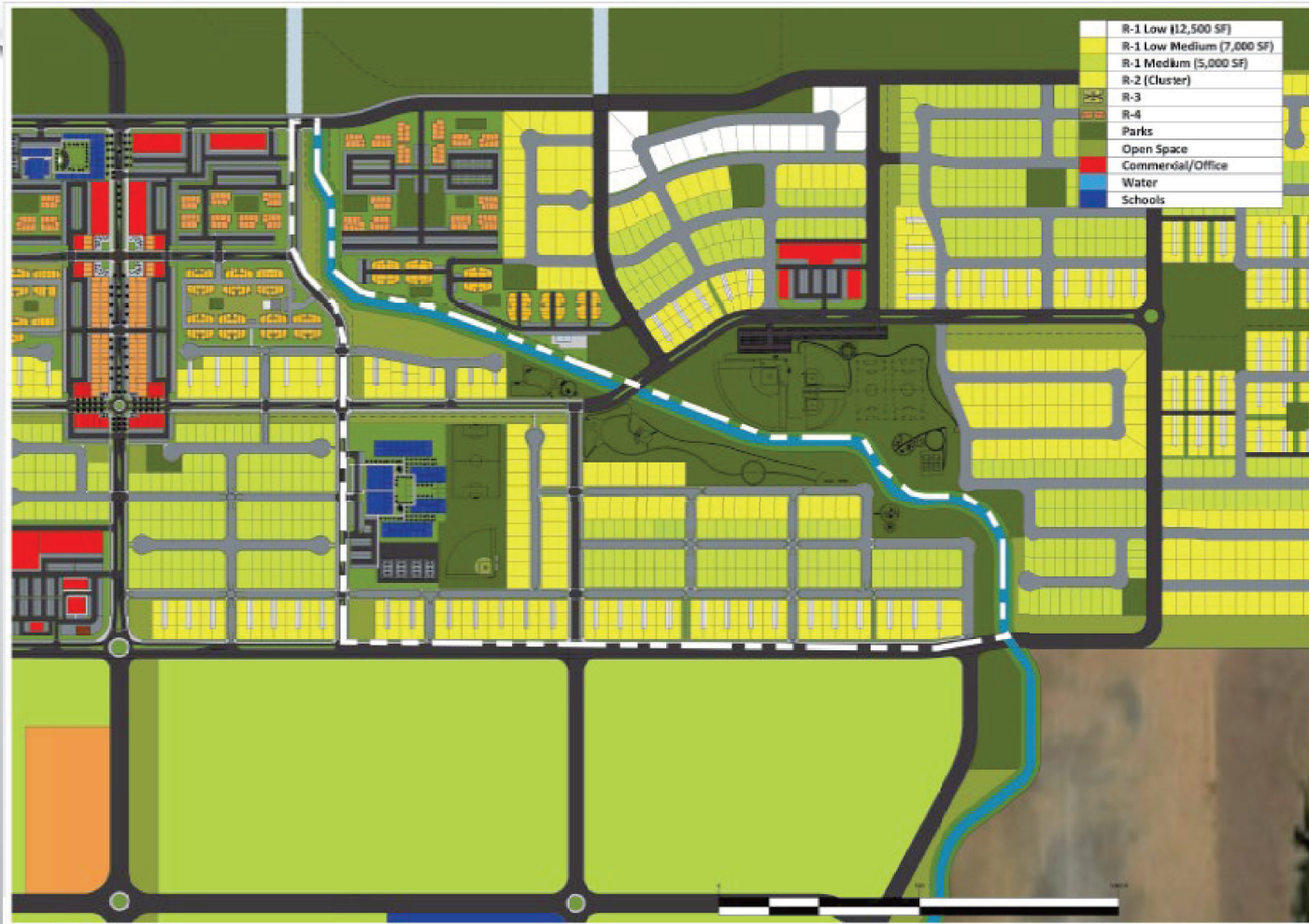
- TENTATIVE SUBDIVISION MAP #25-0011
(SUBJECT TO 39 CONDITIONS OF APPROVAL)
- ENVIRONMENTAL REVIEW #25-0036 (CEQA SECTION
15162 – REUSE EXISTING ENVIRONMENTAL STUDY)

QUESTIONS? COMMENTS? CONCERNS?



The page features a light gray background with a subtle gradient. In the top-left and bottom-right corners, there are clusters of realistic water droplets of various sizes, rendered with soft shadows and highlights to give them a three-dimensional appearance. The text is centered horizontally in the upper half of the page.

PHASE 1E (VTSM #25-0012)



CIRCULATION

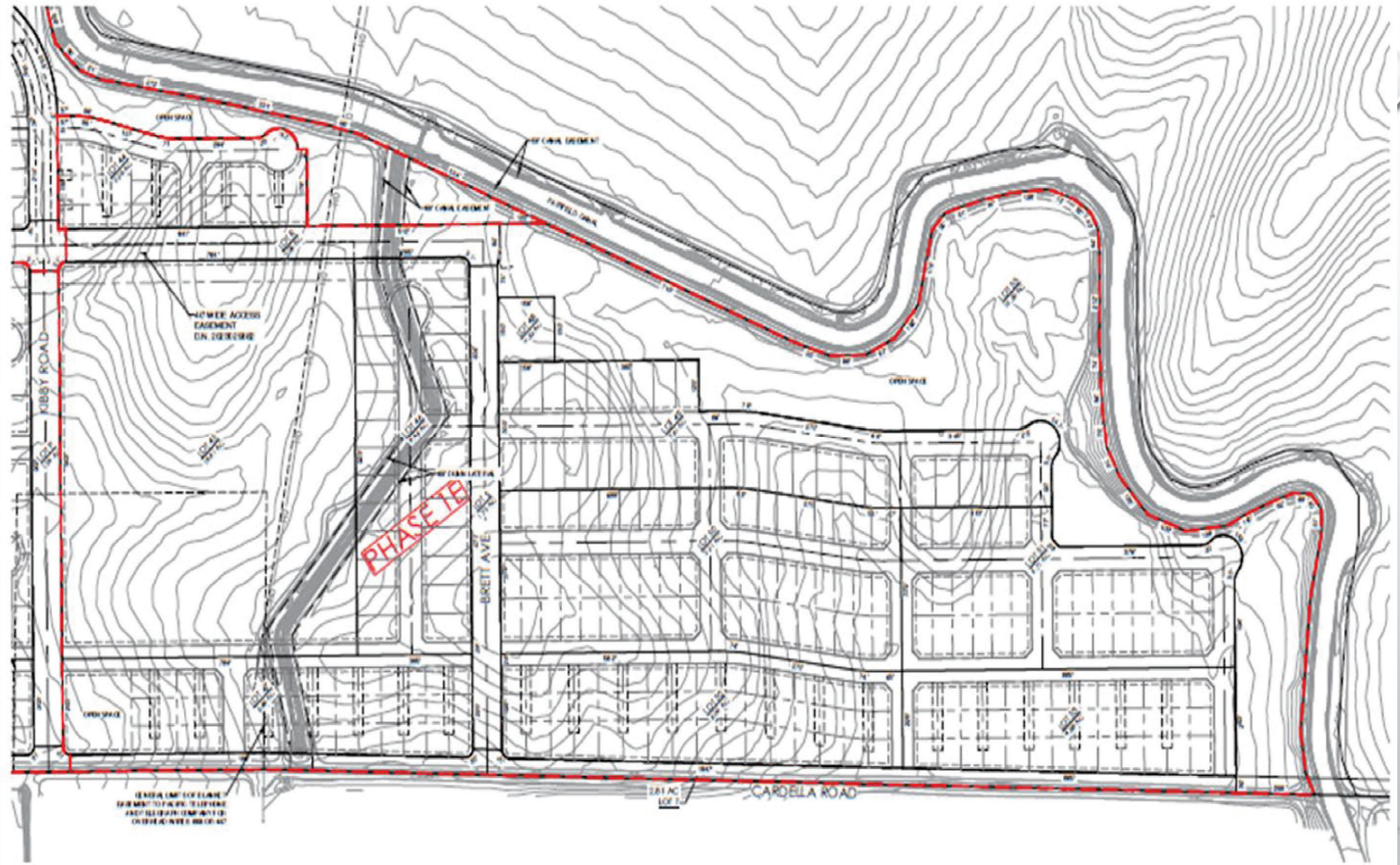
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Lake Road from Cardella to Virginia Smith		X			
Lake Road (Virginia Smith to Meyers Gate)	X				
Campus Parkway (Virginia Smith to Cardella)		X			
University Avenue (Meyers Gate - Campus Parkway)	X				
Campus Parkway (Meyers Gate to Virginia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

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					★
Gravity Sewer in Road A from Virginia Smith Parkway to Cardella Road.					★

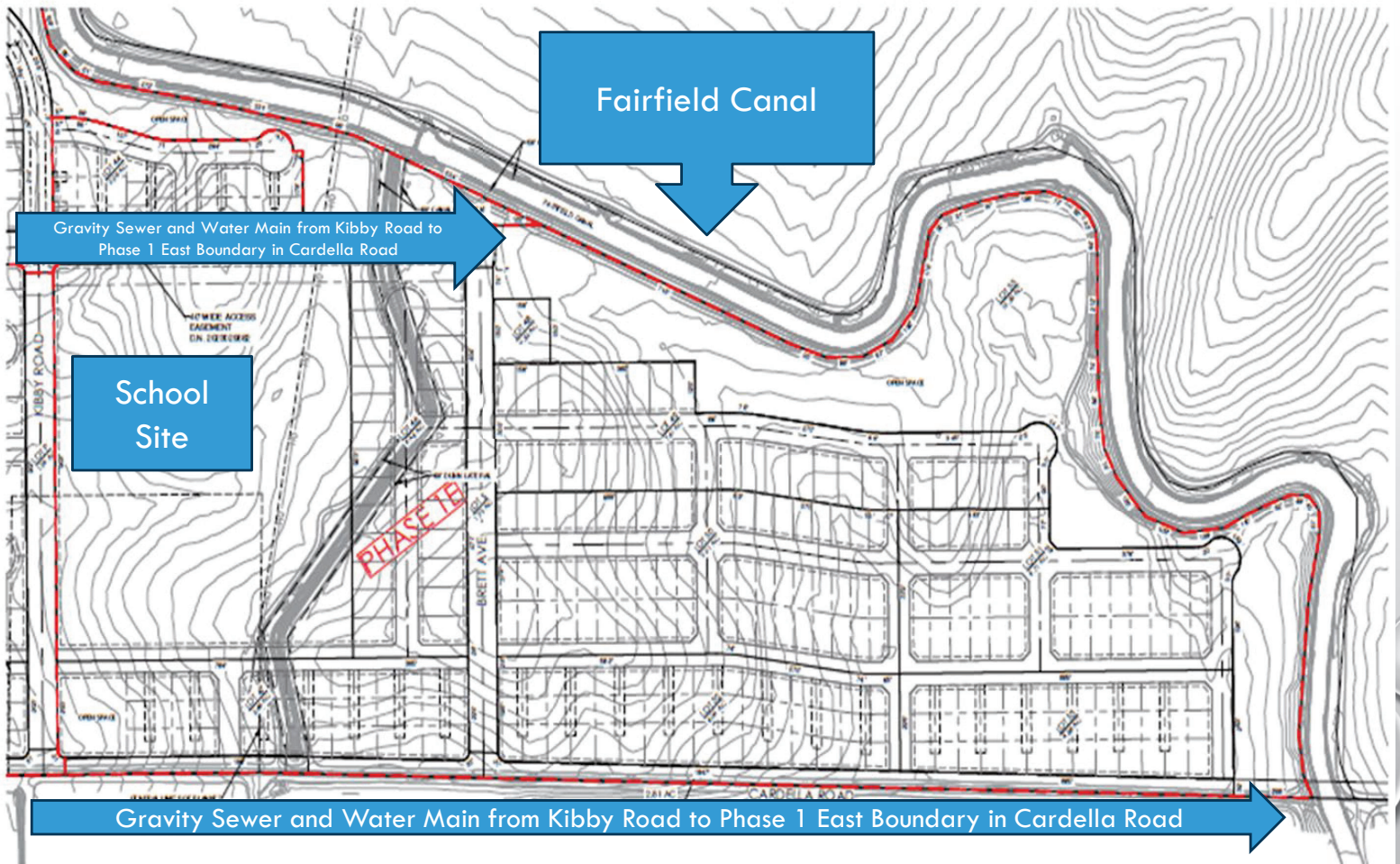
Individual Improvements	Phase of Development				
	1A	1B	1C	1D	1E
Water main in Lake Road from Bellevue to Cardella Road		X			
Water main in Virginia Smith Parkway and Cardella from Lake Road to Golden Bobcat		X			
Water main in Campus parkway and Golden Bobcat from Virginia Smith Parkway to Cardella.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

