

**Project Description:** Village One Specific Plan Amendment No. 26, General Plan Amendment, Precise Plan No. 35, Vesting Tentative Subdivision Map and Final Development Plan: "The Crossings"

General Plan Amendments (GPA-22-001):

- Proposed amendment of the City of Modesto Urban Area General Plan Land Use Diagram to amend the land use of approximately 140 acres from Business Park-Commercial-Residential (BCR) to Residential (R), plus associated textual and exhibit amendments to the General Plan document.
- Proposed amendment of the Circulation Diagram to downgrade the classification of Claus Road between Sylvan Avenue and Briggsmore Avenue from an Expressway to a four-lane Principal Arterial Street.
- Proposed amendment of the Circulation Diagram to downgrade the classification of East Briggsmore Avenue between Claus Road and the BNSF Railroad crossing from an Expressway to a four lane Principal Arterial Street.
- Proposed amendment of text in Section VI.H.12 regarding minimum sizing of Neighborhood Parks.

Village One Specific Plan Amendment No. 26 (SPA-22-003):

- Proposed amendment of the land use diagram of the Village One Specific Plan, to amend approximately 140 acres from Business Park (BP) to Village Residential (VR) to allow for single family residential development, plus associated textual and exhibit amendments to the Specific Plan document.
- Together with an amendment to the Circulation Diagram of the Specific Plan to change the designation of Claus Road from a Class A Expressway to a four-lane Principal Arterial Street, and to change the designation of East Briggsmore Avenue east of Claus Road from a Class C Expressway to a four-lane Principal Arterial Street.

Precise Plan Document (PP-22-001):

- Proposed adoption of a Precise Plan document for the southerly 257 acres of Village One Precise Plan Area No. 35. The Precise Plan document outlines land uses, circulation plans and utility plans for the project area.

Vesting Tentative Subdivision Map "The Crossings" (TSM-22-002):

- Division of 84.1 acres of the Precise Plan area into 527 single-family residential lots (The Crossings).

Final Development Plan (FDP-22-003):

- FDP for the architecture and home siting of The Crossings project.