

**ATTACHMENT TO  
NOTICE OF COMPLETION FOR THE  
TEXAS STREET RESIDENTIAL PROJECT**

**Schools:** Citrus Valley High School, Lugonia Elementary School, Clement Middle School, Franklin Elementary School

**Project Description:** The proposed Project includes the development of 35 single-family residential homes on a 14.7-acre, undeveloped Project site, the extension and widening of Texas Street to the northern end of the Project site, the construction of three public streets within the Project site, a water quality basin, a recreation lawn, and a play area. The Project would also construct an extension of the Santa Ana River Trail through the northern portion of the Project site and would include a total of approximately 5.9 acres of open space. The Project would require a Conditional Use Permit for a Planned Residential Development (PRD), which would utilize the development standards in the City's Estate Residential (R-E) zoning district to design the project with a density that is consistent with the underlying General Plan density. The Project also includes the vacation of 1 foot of public right-of-way on the east side of Texas Street adjacent to the Project site.