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**Redevelopment
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Staff Report

ITEM NO. 4E

To: Lemoore City Council
From: Brooke Austin, Housing Specialist
Date: August 24, 2007
Subject: Vacation of Lodge Way (Stub Street)

Discussion:

Lodge Way is a dead-end street in the Avalon Subdivision that was originally required to access the property to the south in the event of future development. Currently, the property to the south serves as a ponding basin. It has since been determined that this property will not be developed and will continue as its current use. In order to help the neighborhood look complete, and as a way to provide affordable housing units in Lemoore, staff is considering vacating Lodge Way and converting it to an infill lot. Staff would then use Low-Moderate Housing Funds to construct an affordable home and sell it to an income-qualified family.

If this street is vacated, the Sanitary Sewer, which runs down this street and west in the basin to the Mini Storage, would need to be realigned. In addition, there is a water line that runs down this street that would need to be removed. This water line would not be replaced, as it does not provide any service. We are unaware of any other utilities servicing the area; however, all companies would be contacted as part of the abandonment process to confirm this.

In order to initiate the street abandonment process, the Council needs to 1) pass a "Resolution of Intent", 2) set a public hearing date and 3) ask the Planning Commission to make a determination that the proposed street abandonment is in compliance with the Lemoore General Plan. After the Commission makes such finding, the Council will need to hold a public hearing and pass a Resolution to abandon the Lodge Way right-of-way.

Budget Impact:

None.

Recommendation:

That Council adopt the attached Resolution of Intent, which sets a public hearing date for October 16, 2007 and discusses the intent to vacate Lodge Way and refer it to the Planning Commission for a determination of compliance with the Lemoore General Plan.