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**Redevelopment
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Staff Report

ITEM NO. 8

To: Lemoore City Council
From: Brooke Austin, Housing Specialist
Date: March 24, 2008
Subject: Public Hearing – Vacation of Lodge Way

Discussion:

Lodge Way is a stub street in the Avalon Subdivision that was originally required as a means to access property to the south of the Subdivision for future development. Currently, the property to the south serves as a ponding basin. After careful review, it has been determined that the ponding basin will be required indefinitely and that no other development will be allowed. Therefore, the highest and best use for the stub street is to convert it into a buildable lot and construct a home on it that matches the other homes in the neighborhood. The plan is that the Redevelopment Agency would have the home built and sell it to an income-qualified working family, up to the moderate-income range, which is 120 percent of the area's median income. The majority of the cost would be recouped when the home is sold. The intent of the project is to make the neighborhood look complete while providing an affordable housing unit in Lemoore.

On March 4, 2008, Council adopted a Resolution of Intent, which 1) discussed the intent to vacate Lodge Way and 2) set a public hearing date for April 1st.

The street to be vacated has been posted and all proper notifications have been made regarding the public hearing to be held. As done previously, the surrounding neighbors were notified regarding the hearing and invited to voice any comments or concerns they may have. The attached Resolution has been drafted to vacate Lodge Way. After adoption, the Resolution will be recorded with the Kings County Recorder to complete the abandonment process.

All utility companies have been contacted regarding the proposed street abandonment and its impact, if any, on their services. A response from Southern California Gas Company was received requesting an easement. In addition, there is a Sanitary Sewer line, which will need to be realigned and a water line that will be removed. A Public Utility Easement of five-feet will be established on the east property line to accommodate these utilities. In addition, a Public Utility Easement of ten-feet will be established along the northern property line to coordinate with the existing lots in the neighborhood.

Budget Impact:

None.

Recommendation:

The Council should hold the scheduled Public Hearing and thereafter pass the attached Resolution 2008-18 vacating Lodge Way as shown on the attached map and legal descriptions depicted in Exhibits A and B.