Mayor
Willard Rodarmel
Mayor Pro Tem
John Plourde
Council Members
John Gordon
John Murray
William Siegel

City of
LEMOORE
CALIFORNIA

Office of the City Manager

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Item # 3

To: **Lemoore City Council and Planning Commission**

From: **Jeff Briltz, City Manager**

Date: **December 7, 2011**

Subject: **Victory Village Project Update - REPI**

Discussion:

Tim Palmquist has requested an opportunity to discuss with the City Council and Planning Commission an update on the Victory Village SF residential project.

The development team has been in talks with officials from the US Department of the Navy about the Readiness Environmental Protection Initiative (REPI). Mr. Palmquist is expected to provide details about the potential inclusion of part of the project into easement areas, which would impact the types of development that could occur on the impacted area.

Furthermore, the developer is anticipated to be requesting a General Plan Amendment, Zone Change, and street right-of-way abandonment to facilitate the transaction with the Navy. On Monday evening, we hope to be able to walk you through the anticipated steps.

For your reference, the currently approved vesting tentative subdivision map is attached.

Budget Impact:

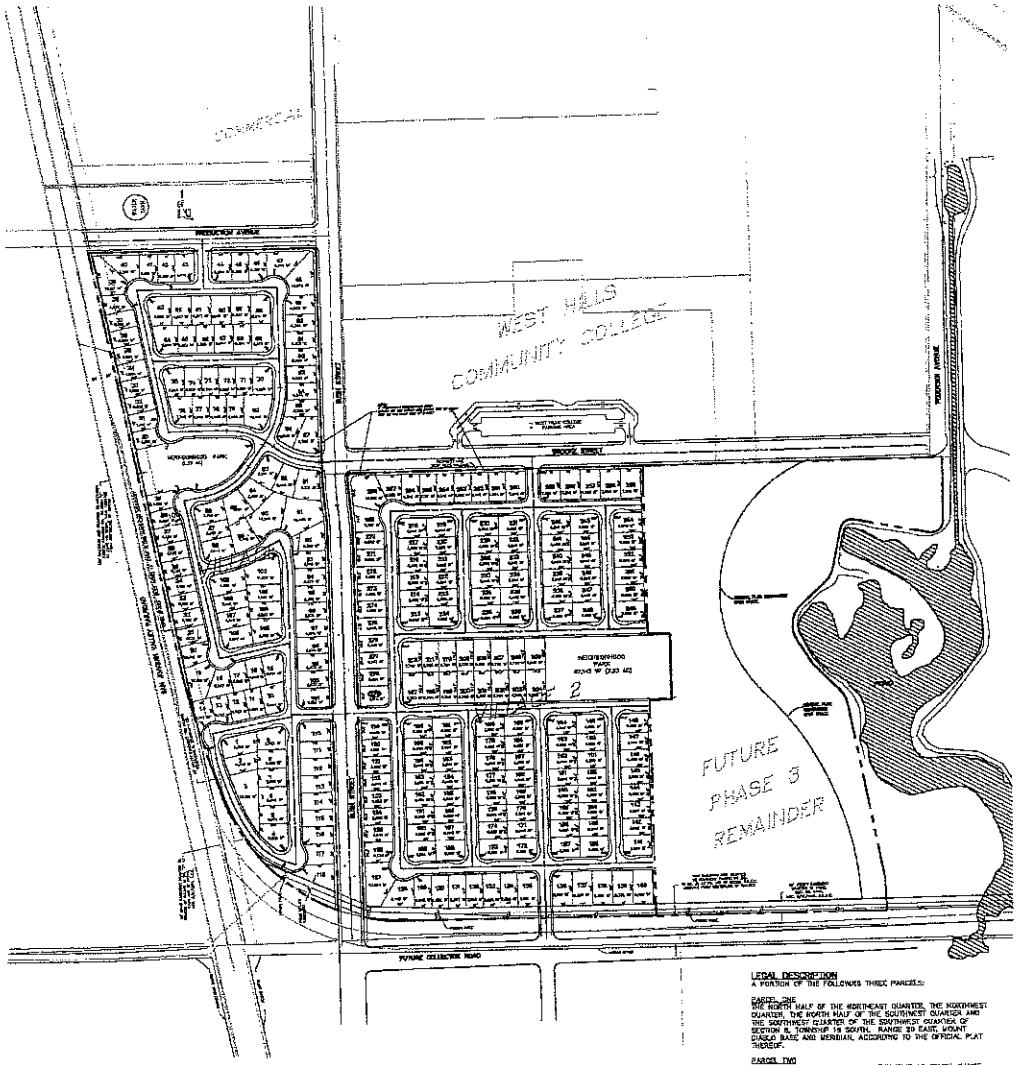
None at this time.

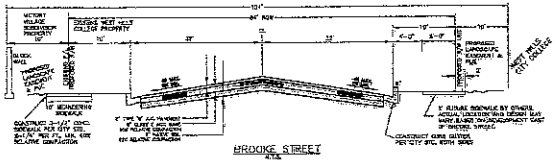
Recommendation:

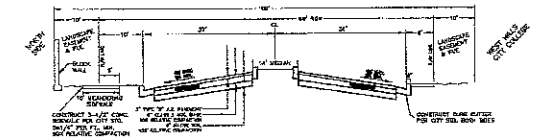
None, for discussion only.

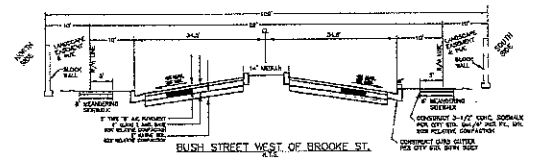
VESTING TENTATIVE SUBDIVISION MAP
VICTORY VILLAGE ESTATES

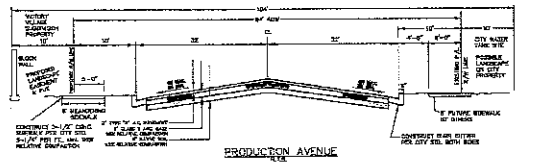
TARBELL INVESTMENT EQUITIES
TENTATIVE TRACT NO. 845
SHEET 1 OF 3
PHASES 1 AND 2

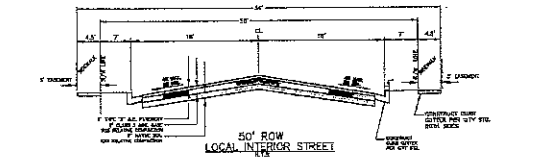


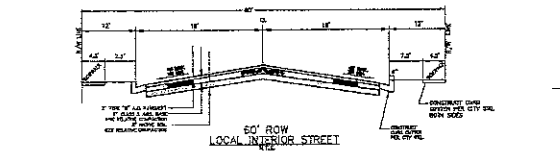












NOTE: PAVEMENT SECTION TO BE VERIFIED AFTER ROUGH GRADING. R-VALUES AND PAVEMENT DESIGN CALCULATIONS TO BE PROVIDED TO THE CITY OF LEMOORE AFTER ROUGH GRADING.

GENERAL INFORMATION
CURRENT ZONING: "RM-3, RM-2, RM-1, C-C
SOURCE OF WATER SUPPLY: CITY OF LEMOORE
SEWERAGE & DISPOSAL: CITY OF LEMOORE
ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
GAS SERVICE: SNG GAS COMPANY
TELEPHONE SERVICE: SBC
CABLE TELEVISION: SBC

ADDITIONAL INFORMATION
IT IS PROPOSED TO CONSTRUCT STREET IMPROVEMENTS AS REQUIRED PER CITY OF LEMOORE PUD CONDITIONS.

A GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION. STORM WATER WILL BE DIRECTED TO APPROVED CITY OF LEMOORE FACILITIES.

SLOPE DOES NOT EXCEED 1X

IMPROVEMENTS ARE PROPOSED TO BE MADE OR INSTALLED AFTER FINAL MAP RECORDATION.

PROPOSED SETBACKS
ALL SETBACKS MEASURED FROM PROPERTY LINES.
FRONT (BROOK): 15 FEET
FRONT (FRONT LOAD GARAGE): 23 FEET
SIDE (INTERIOR): 8 FEET
SIDE (STREET): 10 FEET
REAR: 10 FEET

PROJECT SUMMARY
VILLAGE 1: 118 LOTS
VILLAGE 2: 156 LOTS
TOTAL LOT COUNT: 274 LOTS

SITE AREAS
TOTAL SITE AREA = 63.98± ACRES
PHASE 1 & 2 SITE AREA = 49.82± ACRES
FUTURE COLLECTOR & FEEDER STREETS = 34.42± ACRES (INCLUDING OFFSITE PRODUCTION, BROOKE & BUSH ST.)
OPEN SPACE (EXCLUDING STREETS) = 4.12± ACRES

MINIMUM RECORDED LOT SIZE: 5,500± SF.
SMALLEST LOT SIZE: 5,576± SF (lot 34, phase 1).
LARGEST LOT SIZE: 13,966± SF (lot 91, phase 1)
AVERAGE LOT SIZE: 6616± SQ.FT.

OWNER / SUBDIVIDER
TARBELL INVESTMENT EQUITIES, INC.
1401 NORTH TUSTIN AVENUE, SUITE 345
SANTA ANA, CA 92705
PHONE: (714)972-1224

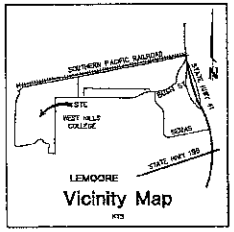
PROJECT ENGINEER
JOHN S. DUTTON RCE # 24,673

LEGAL DESCRIPTION
A PORTION OF THE FOLLOWING THREE PARCELS:

PARCEL ONE
THE NORTH HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL TWO
THE SOUTH HALF OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

PARCEL THREE
THAT PORTION OF THE WEST HALF OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, LYING SOUTHERLY OF THE SOUTH LINE OF BUSH STREET, EASTERLY OF THE EAST LINE OF SEARS AVENUE, NORTHERLY OF THE NORTH LINE OF FIMERSON STREET AND WESTERLY OF THE WEST LINE OF BELLE HAVEN DRIVE.



SCALE IN FEET
0 100 200 400

Prepared by
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
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JOB NO.: 1-01-0004
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CHECKED BY: LEANDRA