

Merritt Farm

Listed price: \$6,100,000

1425 Harry Lorenzo Ave, Woodland, CA

25.20 acres +/- of residential zoned (R-8) with tentative map for 159 lots!!!
55' x 75', 45' x 75' and 18 lots will be allowed second unit.

- § Best and maybe one of the last parcels on Gibson Road
- § Lots of road frontage, major streets on 3 sides
- § Part of Spring Lake Development
- § lot sizes: Final map progressing.

Features:

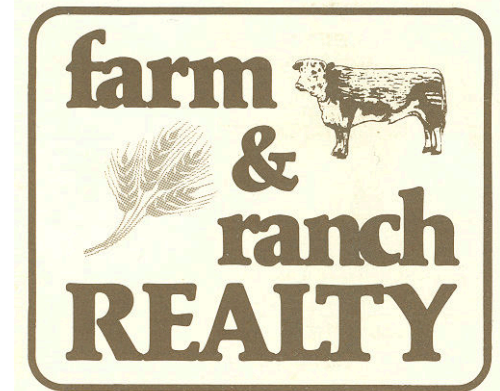
- § Best location in Spring Lake Development.
- § Adjacent to Pioneer High School.
- Major intersection with Bel Air Shopping Center across street.
- Costco near by.



Jeff Dyer Farm & Ranch Realty

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Woodland, CA 95695
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Cell: (530) 908-4689

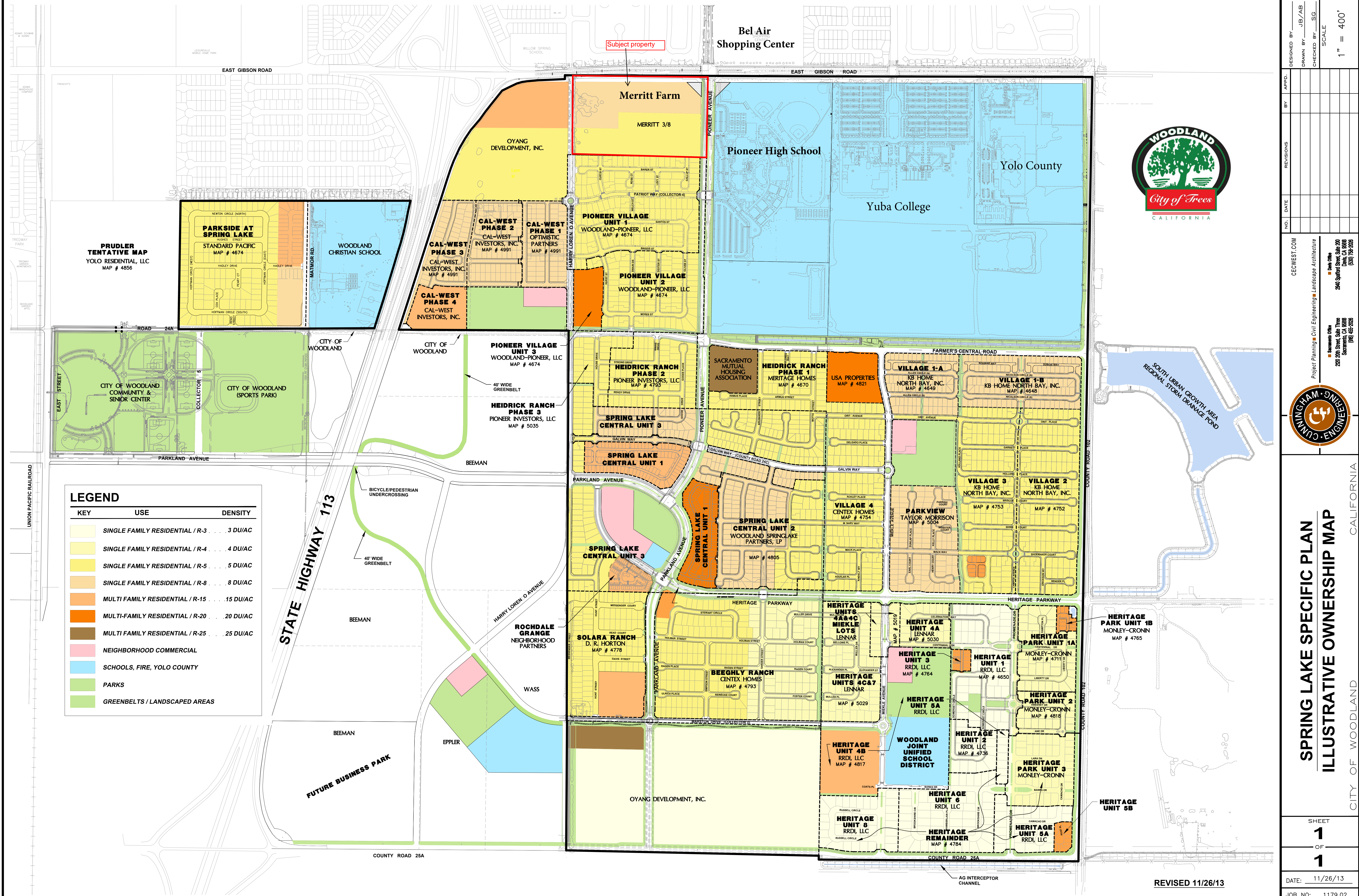
CA Real Estate license #00554252
Email: jeff@farmranchrealty.us
Website: www.farmranchrealty.us



Location:

Great investment property for the developer/builder that needs a great location to inventory lots or build . Highway 113 with off ramp to Davis almost adjacent to site & Interstate 5 only a couple of miles from property.

This information was received from sources considered reliable but Farm & Ranch Realty makes no guarantee or warranty as to accuracy or correctness. Any buyer should contact the City of Woodland about cost associated with potential zoning and development. Buyer should make a due diligence investigation to thier satisfaction.



Subject property

Bel Air Shopping Center

Merritt Farm

MERRITT 3/8

Pioneer High School

Yolo County

Yuba College



PRUDLER TENTATIVE MAP
YOLO RESIDENTIAL, LLC
MAP # 4856

PARKSIDE AT SPRING LAKE
STANDARD PACIFIC
MAP # 4674

WOODLAND CHRISTIAN SCHOOL

CAL-WEST PHASE 2
CAL-WEST INVESTORS, INC.
MAP # 4991

CAL-WEST PHASE 1
OPTIMISTIC PARTNERS
MAP # 4991

PIONEER VILLAGE UNIT 1
WOODLAND-PIONEER, LLC
MAP # 4674

PIONEER VILLAGE UNIT 2
WOODLAND-PIONEER, LLC
MAP # 4674

CAL-WEST PHASE 3
CAL-WEST INVESTORS, INC.
MAP # 4991

CAL-WEST PHASE 4
CAL-WEST INVESTORS, INC.

PIONEER VILLAGE UNIT 3
WOODLAND-PIONEER, LLC
MAP # 4674

HEIDRICK RANCH PHASE 2
PIONEER INVESTORS, LLC
MAP # 4793

HEIDRICK RANCH PHASE 1
MERITAGE HOMES
MAP # 4670

VILLAGE 1-A
KB HOME NORTH BAY, INC.
MAP # 4649

VILLAGE 1-B
KB HOME NORTH BAY, INC.
MAP # 4648

LEGEND

KEY	USE	DENSITY
[Light Yellow]	SINGLE FAMILY RESIDENTIAL / R-3	3 DU/AC
[Yellow]	SINGLE FAMILY RESIDENTIAL / R-4	4 DU/AC
[Light Orange]	SINGLE FAMILY RESIDENTIAL / R-5	5 DU/AC
[Orange]	SINGLE FAMILY RESIDENTIAL / R-8	8 DU/AC
[Dark Orange]	MULTI FAMILY RESIDENTIAL / R-15	15 DU/AC
[Red-Orange]	MULTI FAMILY RESIDENTIAL / R-20	20 DU/AC
[Red]	MULTI FAMILY RESIDENTIAL / R-25	25 DU/AC
[Pink]	NEIGHBORHOOD COMMERCIAL	
[Light Blue]	SCHOOLS, FIRE, YOLO COUNTY	
[Green]	PARKS	
[Light Green]	GREENBELTS / LANDSCAPED AREAS	

STATE HIGHWAY 113

FUTURE BUSINESS PARK

ROCHDALE GRANGE
NEIGHBORHOOD PARTNERS

SOLARA RANCH
D. R. HORTON
MAP # 4778

BEEGLY RANCH
CENTEX HOMES
MAP # 4793

HERITAGE UNITS 4A & 4B
MIEKLE LOTS
LENNAR
MAP # 5029

HERITAGE UNIT 3
RRDI, LLC
MAP # 4764

HERITAGE UNIT 1
RRDI, LLC
MAP # 4650

HERITAGE PARK UNIT 1A
MONLEY-CRONIN
MAP # 4711

HERITAGE PARK UNIT 2
MONLEY-CRONIN
MAP # 4818

HERITAGE PARK UNIT 3
MONLEY-CRONIN

HERITAGE UNIT 4B
RRDI, LLC
MAP # 4817

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

HERITAGE UNIT 2
RRDI, LLC
MAP # 4736

HERITAGE UNIT 6
RRDI, LLC

HERITAGE UNIT 5B

HERITAGE UNIT 5A
RRDI, LLC

HERITAGE UNIT 8
RRDI, LLC

HERITAGE REMAINDER
MAP # 4784

HERITAGE UNIT 5A
RRDI, LLC

REVISED 11/26/13

DESIGNED BY: JB/AB
DRAWN BY: SC
CHECKED BY: SC
SCALE: 1" = 400'

CECWEST.COM
Project Planning & Civil Engineering & Landscape Architecture
2840 Spindrift Street, Suite 200
Sacramento, CA 95838
(916) 482-2020

CUNNINGHAM ENGINEERS

SHEET 1 OF 1

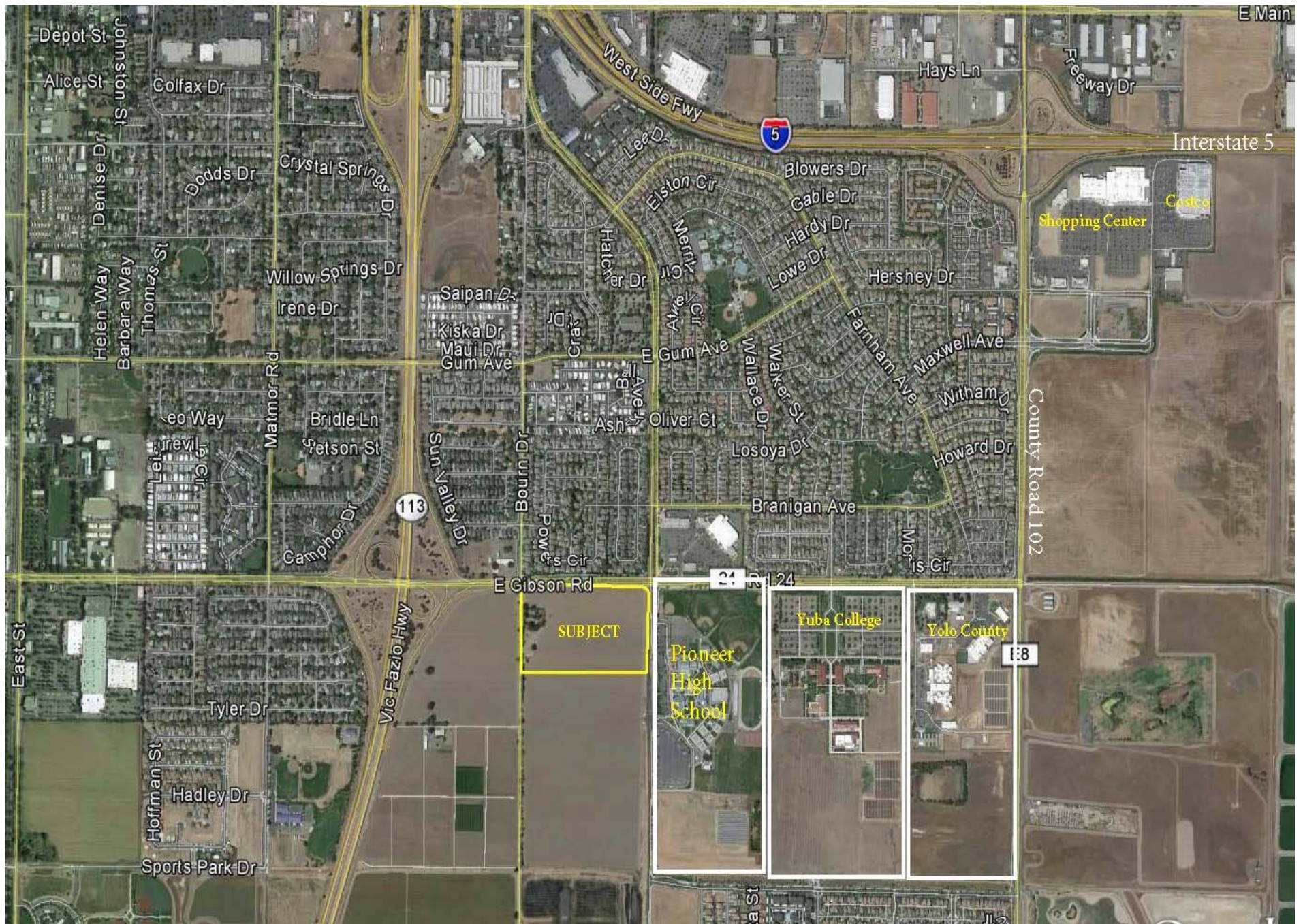
DATE: 11/26/13

JOB NO: 1179.02

CITY OF WOODLAND CALIFORNIA



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LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- CONTOUR LINE - 2'
- PHASE LINE
- SITE BOUNDARY
- EXISTING DIRT ROAD
- FUTURE RIGHT-OF-WAY
- SUBDIVISION MAP NO. 5003

(5003)

PROJECT PHASING

- ◆ THE OWNER RESERVES THE RIGHT TO FILE FINAL MAPS IN PHASES.

SECOND UNITS

- ◆ 10 % (18 UNITS) OF THE R-8 SINGLE FAMILY LOTS SHALL BE ALLOWED TO HAVE SECOND UNITS BY RIGHT ON A FIRST-COME, FIRST-SERVED BASIS, WITH SITE PLAN / DESIGN REVIEW. SUBSEQUENT LOTS WILL REQUIRE A USE PERMIT FOR SECOND UNIT INCLUSION.

LOT SIZES

- ◆ THE SINGLE FAMILY RESIDENTIAL LOTS HAVE BEEN SHOWN TO BE OF VARYING WIDTHS PER THE SPRING LAKE SPECIFIC PLAN. THE BUILDER RESERVES THE RIGHT OF LOT WIDTH MODIFICATION, SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR, AT THE FINAL MAP STAGE, BASED UPON SELECTION OF FLOOR PLANS AND MARKET DEMAND.

AFFORDABLE HOUSING UNITS

- ◆ R-8 AREA - AFFORDABLE HOUSING REQUIRED FOR THIS MAP IS 10% OF THE R-8 UNITS. 159 UNITS x 10% = 16 UNITS.
- ◆ AFFORDABLE HOUSING REQUIREMENT WILL BE MET WITH IN-LIEU FEES.

PUBLIC / QUASI PUBLIC LOT SUMMARY

- ◆ LOT A & B SUBDIVISION TRAIL CORRIDOR

EXISTING LAND USE	AREA	PROPOSED LAND USE	AREA	NET CHANGE	AREA
R-5 SINGLE-FAMILY RESIDENTIAL (4-5 du/ac)	11.33 ac.	0	<11.33>		
R-8 SINGLE FAMILY RESIDENTIAL (6-8 du/ac)	11.74 ac.	23.04 ac.	+11.30		
COLLECTOR	0.53 ac.	0.58 ac.	+0.05		
ARTERIAL	1.60 ac.	1.58 ac.	<0.02>		
	25.20 ac.	25.20 ac.	0 ac.		

*NET ACREAGE AND DENSITY EXCLUDES HARRY LORENZO AVENUE, EAST GIBSON AND PIONEER AVENUE RIGHT-OF-WAYS.

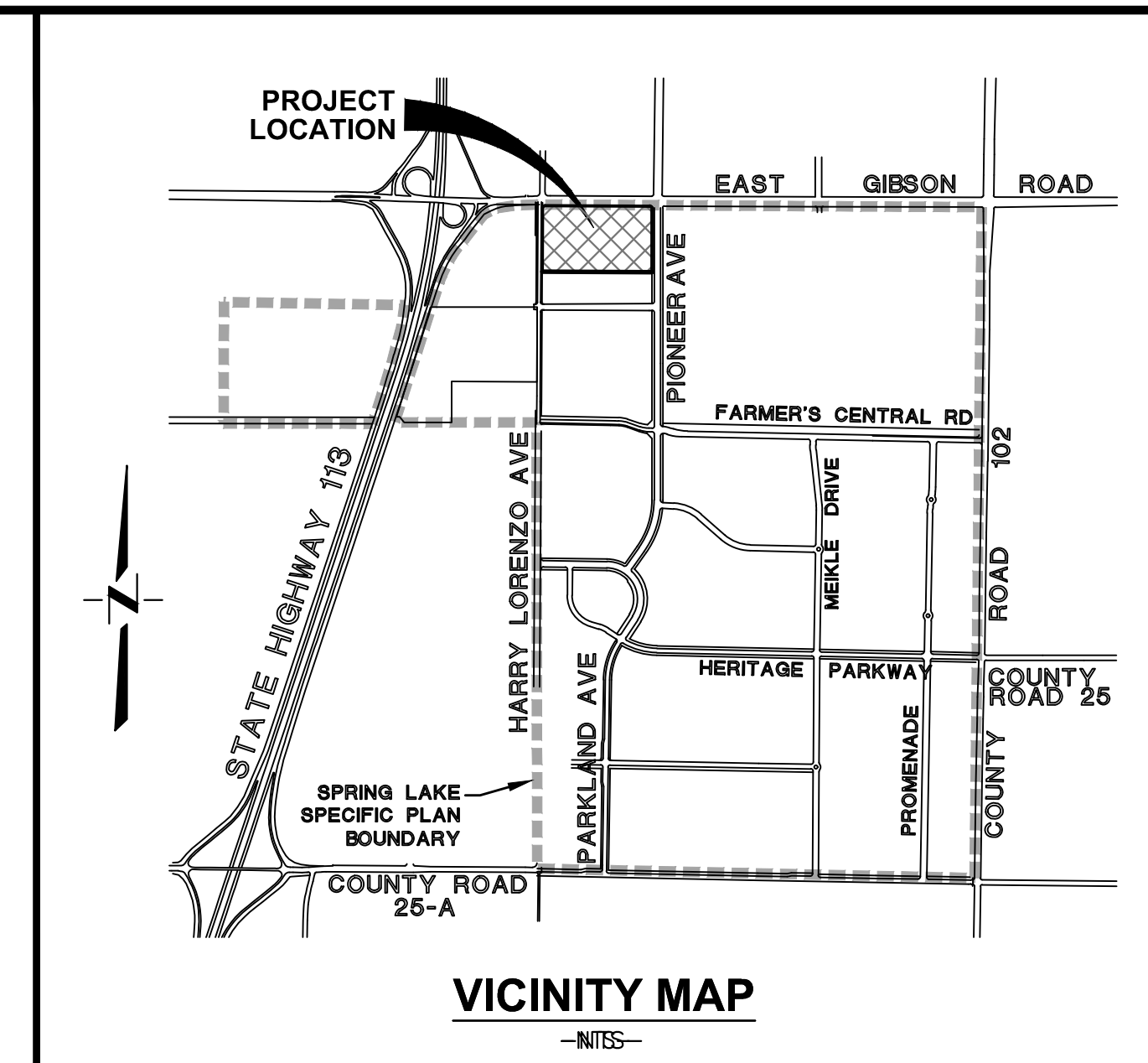
LAND USE COMPARISON CHART

EXISTING SPECIFIC PLAN			PROPOSED TENTATIVE SUBDIVISION MAP			NET DENSITY		
USE	NET AREA	# UNITS (BASED ON NET ACREAGE)	USE	NET AREA	# UNITS (BASED ON NET ACREAGE)	USE	NET AREA	# UNITS (BASED ON NET ACREAGE)
R-5 (4-5 du/ac)	11.33 AC.	46-58	R-8	*23.04 AC.	159			
R-8 (6-8 du/ac)	11.74 AC.	68-90						
COLLECTOR	0.53 AC.	-		0.58 AC.	-			
ARTERIAL	1.60 AC.	-		1.58 AC.	-			
TOTALS:	25.20 AC.	114-148		25.20 AC.	159			*6.91 DU/AC

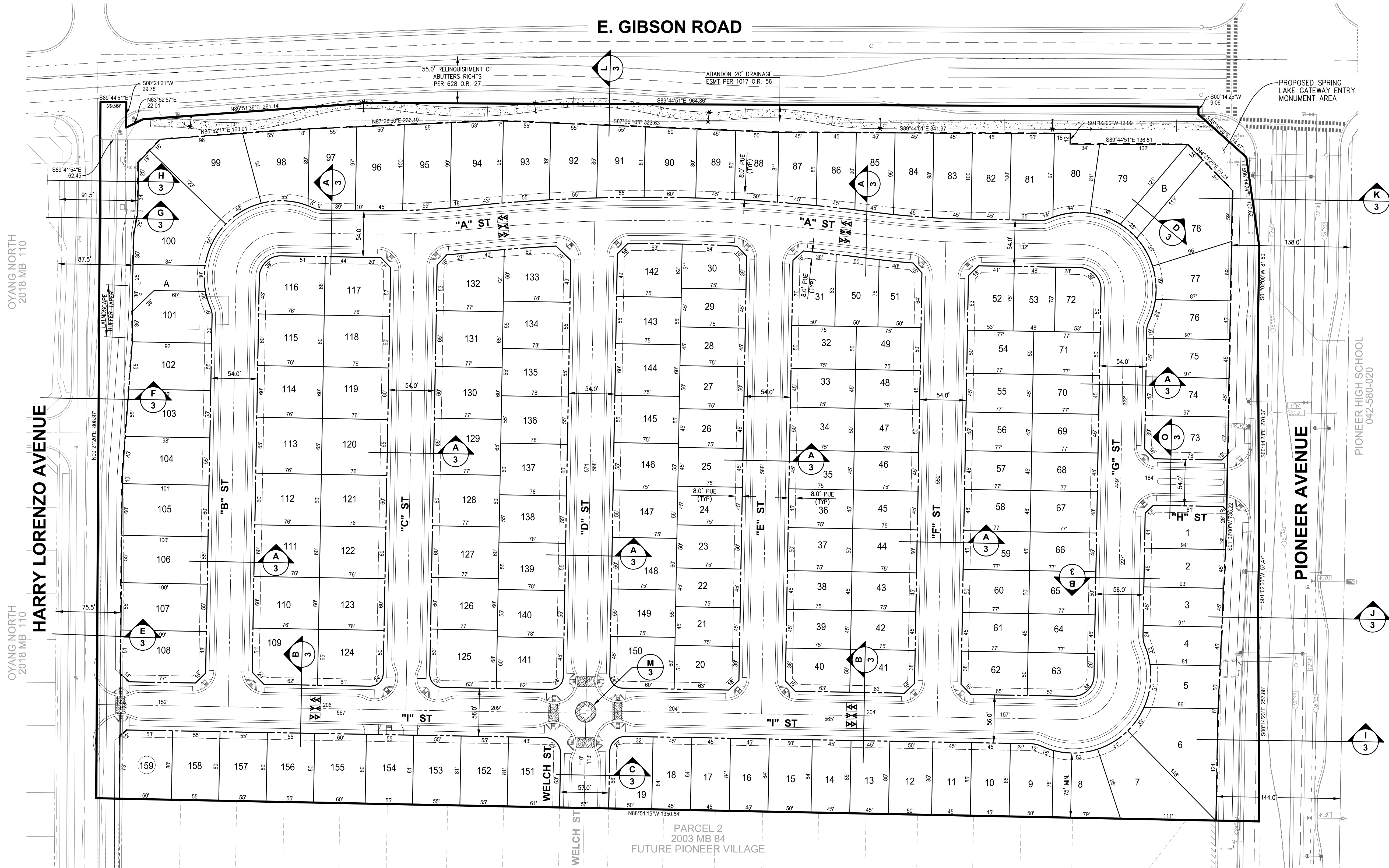
*NET ACREAGE AND DENSITY EXCLUDES HARRY LORENZO AVENUE, EAST GIBSON AND PIONEER AVENUE RIGHT-OF-WAYS.

INTERSECTION CURB RADI TABLE

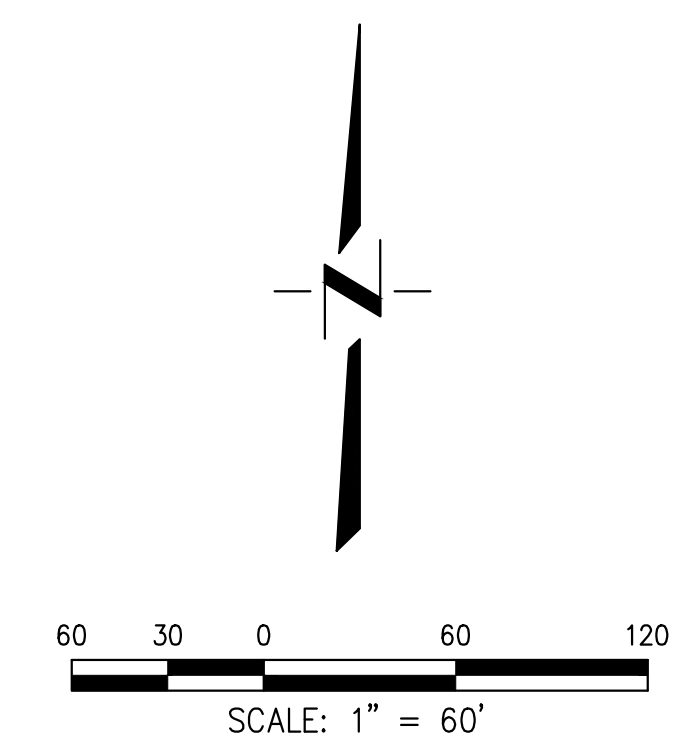
INTERSECTION TYPE	MINIMUM RADIUS AT FACE OF CURB
LOCAL TO LOCAL	25'
LOCAL TO COLLECTOR	30'
COLLECTOR TO COLLECTOR	35'
COLLECTOR TO ARTERIAL	35'
ARTERIAL TO ARTERIAL	35'



VICINITY MAP



PARCEL 2
2003 MB 84
FUTURE PIONEER VILLAGE



SHEET INDEX

SHEET TITLE	SHEET NO.
STREET & LOTTING PLAN	1
GRADING & DRAINAGE AND UTILITY PLAN	2
SECTIONS	3

GENERAL NOTES

APPLICANT:

JOHN MANIKAS / PETER SAETES
DARKHORSE ESTATES, LLC
1817 MARYAL DRIVE, STE 100
SACRAMENTO, CA 95864
(916) 847-5090

CIVIL ENGINEER:

STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET, STE 200
DAVIS, CALIFORNIA 95618 (530) 758-2026

PARCEL NUMBER and APN:

PARCEL 1 OF PARCEL MAP NO. 4625, 2003 MB 84;
APN: 042-580-001

AREA:

25.2 ACRES

EXISTING ZONING:

SLSP R-5/R-8

PROPOSED ZONING:

SLSP R-8

EXISTING LAND USE:

LOW DENSITY RESIDENTIAL

PROPOSED LAND USE:

MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE DESIGNATION:

ZONE "X"

DOMESTIC WATER, SANITARY SEWER AND DRAINAGE:

CITY OF WOODLAND

ELECTRICITY & GAS:

PG & E

CABLE TELEVISION:

CHARTER COMMUNICATIONS

NOTES:

1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF STEVEN J. GREENFIELD, RCE 50880.
2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
3. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CLAYBAR ENGINEERING, DATED 6/5/2018.
4. THE STREET NAMES INDICATED ON THIS MAP WITH A LETTER DESIGNATION ARE FOR PLANNING PURPOSES ONLY. ACTUAL STREET NAMES TO BE APPROVED BY THE CITY OF WOODLAND. STREET NAMES NOT DESIGNATED WITH A LETTER ARE EXTENSIONS OF STREETS WITH APPROVED NAMES FROM ADJACENT FINAL MAPPED PROJECTS.
5. ABANDON EXISTING 30' HARRY LORENZO AVENUE RIGHT-OF-WAY PER C ROADS 103-107 AND REDEDICATE HARRY LORENZO AVENUE RIGHT-OF-WAY AS SHOWN HEREON, WITH RELEVANT FINAL MAP(S).
6. ABANDON EXISTING GIBSON ROAD RIGHT-OF-WAY PER 2003 MB 84 AND REDEDICATE GIBSON ROAD RIGHT-OF-WAY AS SHOWN HEREON, WITH RELEVANT FINAL MAP(S).
7. ABANDON EXISTING PIONEER AVENUE RIGHT-OF-WAY PER 2003 MB 84 AND REDEDICATE PIONEER AVENUE RIGHT-OF-WAY AS SHOWN HEREON, WITH RELEVANT FINAL MAP(S).
8. ABANDON ROAD, DITCH EASEMENT PER 3 M&S 17. LOCATION UNDETERMINED.
9. ABANDON 20' DRAINAGE EASEMENT PER 1017 O.R. 56
10. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
11. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

MERRITT RANCH
TENTATIVE MAP NO. 5160
STREET AND LOTTING PLAN

Project Planning & Civil Engineering & Landscape Architecture
 2100 20th Street, Suite 100
 Sacramento, CA 95816
 (916) 455-2008

DESIGNED BY	MR.
DRAWN BY	LE
CHECKED BY	SE
SCALE	AS SHOWN
NO.	
DATE	
REVISIONS	
BY	
APPD.	

SHEET	1
OF	3
DATE:	06/13/19
JOB NO:	1707.00.02

WOODLAND

CALIFORNIA

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