



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Initiate the Prezoning to M-1, Light Industrial of 5435, 5479, 5535 and 5567 East State Route 12 (Victor Road) and 17282 North Guild Avenue Which Were Added to the Sproul Reorganization by Either Owner Petition or Action of the Local Agency Formation Commission.

MEETING DATE: January 5, 1994

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council initiate the prezoning to M-1, Light Industrial of 5435, 5479, 5535 and 5567 East State Route 12 (Victor Road) and 17282 North Guild Avenue which were added to the Sproul Reorganization by either owner petition or action of the Local Agency Formation Commission (LAFCO) and refer the matter to the Planning Commission for hearing and action.

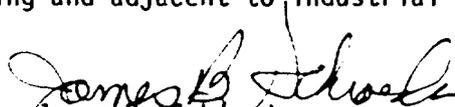
BACKGROUND INFORMATION: When the City Council originally prezoned the Sproul Reorganization it consisted of only two parcels, 5909 and 6161 East State Route 12 (APN's 049-040-07 and 049-130-22).

Subsequent to the Council's action, Mr. Gary Guthrie, owner of the parcel at the northeast corner of State Route 12 and Guild Avenue (17282 North Guild Avenue - APN 049-040-06) asked that his parcel be annexed. The LAFCO Executive Officer suggested that his request be sent directly to the Local Agency Formation Commission as an owner initiated reorganization. Mr. Scott indicated that the Guthrie request would be included as part of the Sproul Reorganization even though it had not been prezoned per local LAFCO policy.

Upon completion of further study, Mr. Scott determined that it would be a more logical reorganization if the parcels located at 5435 (APN 049-080-10), 5479 (APN 049-080-09), 5535 (APN 049-080-08) and 5567 (APN 049-080-07) East State Route 12 were also included in the Sproul request. Again, these four parcels had not been prezoned.

The Local Agency Formation Commission approved the reorganization with the additional five parcels. Staff is now recommending that the City Council initiate the prezoning of these additional parcels to assure General Plan and zoning compliance. If they are not prezoned they will be annexed as R-1, Single-Family Residential surrounded by industrial zoning and adjacent to industrial uses.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/ck
Attachments

APPROVED

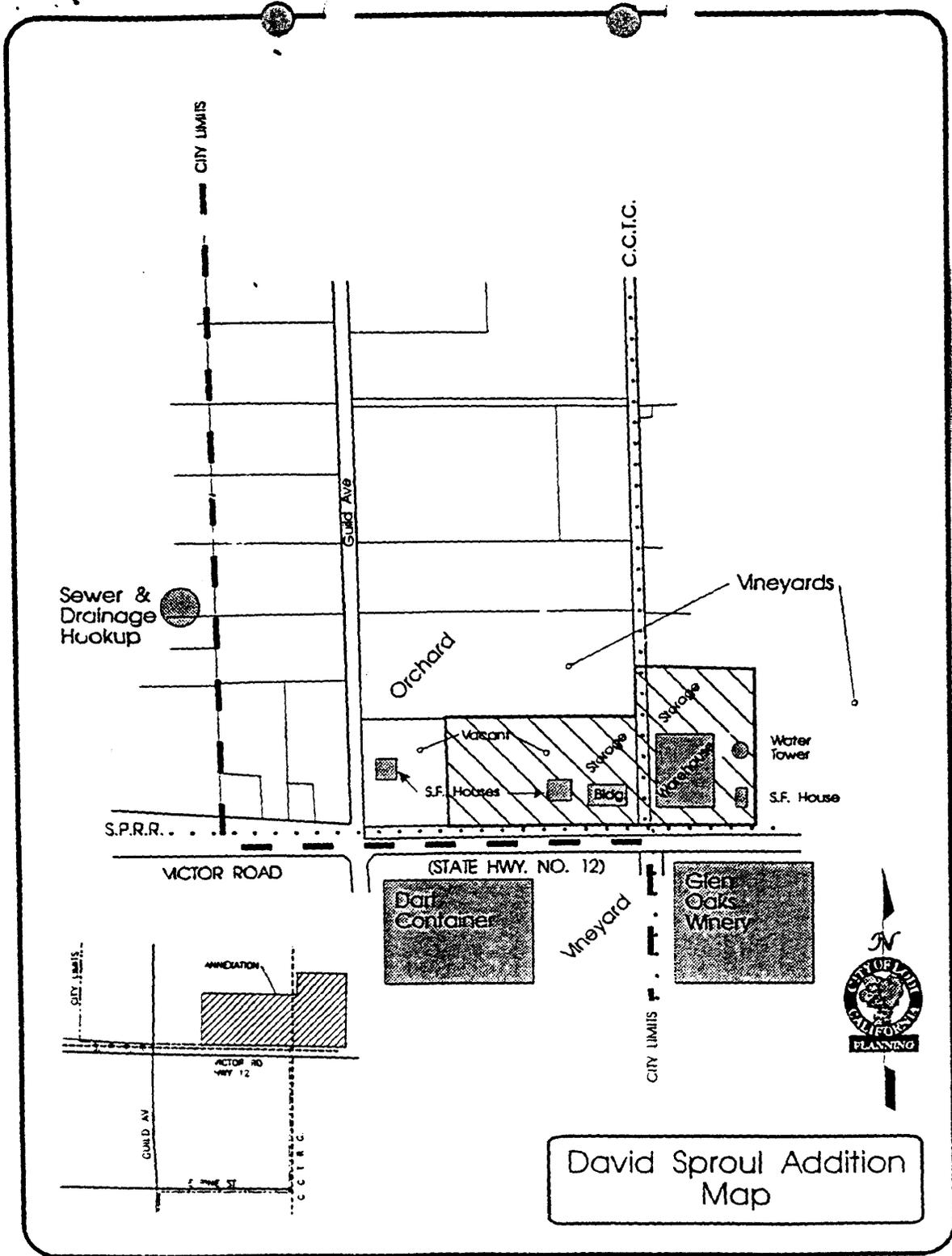


THOMAS A PETERSON
City Manager



recycled paper

CC



Sewer & Drainage Hookup

CITY LIMITS

Gund Ave

C.C.I.C.

Orchard

Vineyards

Vacant

S.F. Houses

Block

Storage

Water Tower

S.F. House

S.P.R.R.

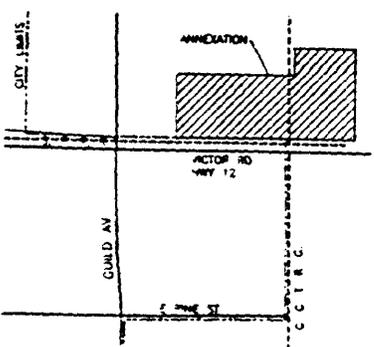
VICTOR ROAD

(STATE HWY. NO. 12)

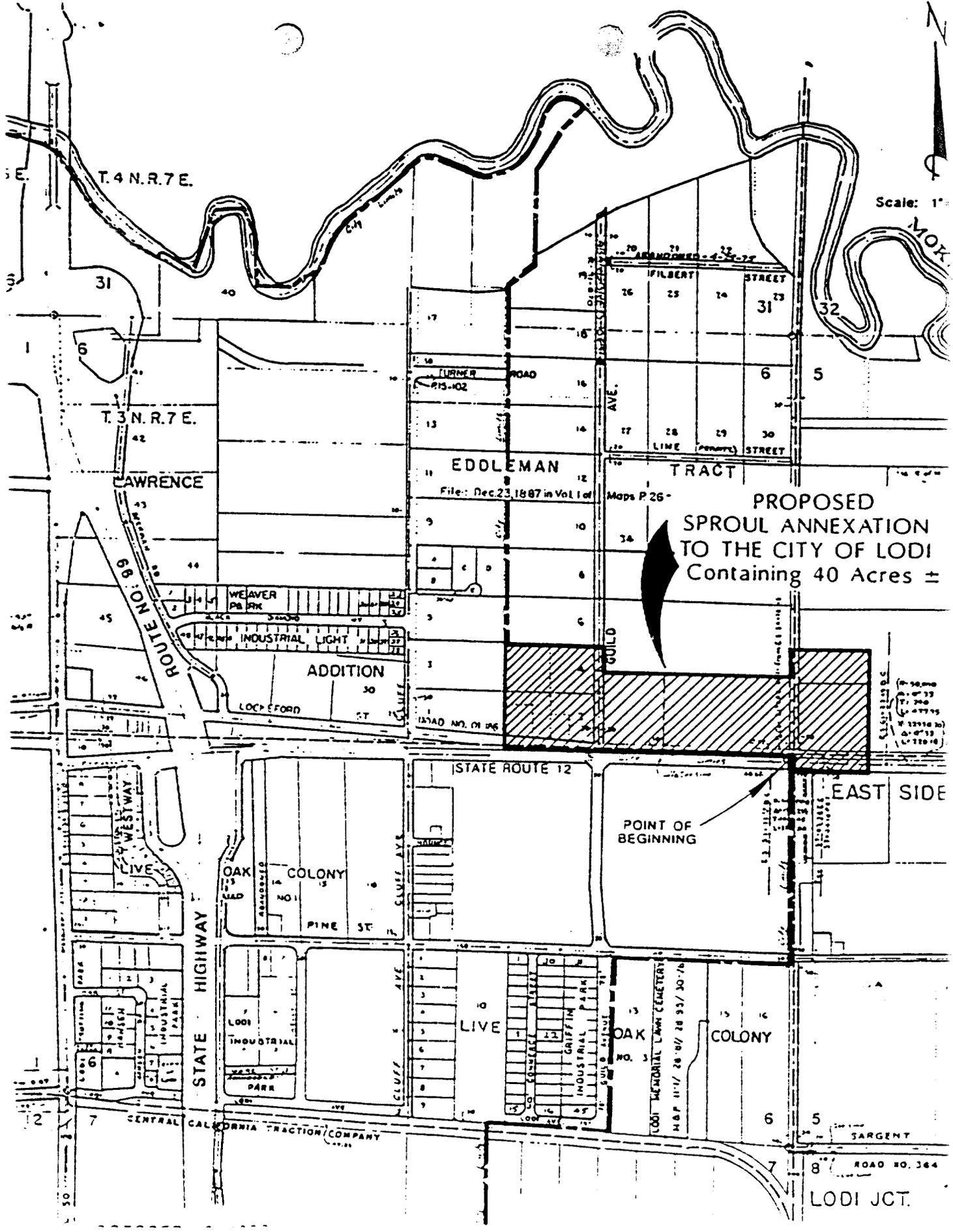
Bar Container

Vineyard

Glen Oaks Winery



David Sproul Addition Map



Scale: 1" = 40'

**PROPOSED
SPROUL ANNEXATION
TO THE CITY OF LODI
Containing 40 Acres ±**

EDDLEMAN TRACT

File: Dec. 23, 1887 in Vol. I of Maps P. 26-

POINT OF BEGINNING

EAST SIDE

STATE ROUTE 12

LIVE

OAK NO. 3

COLONY

T. 4 N. R. 7 E.

T. 3 N. R. 7 E.

LAWRENCE

ROUTE NO. 88

WEAVER PARK

INDUSTRIAL LIGHT

ADDITION

LOCKFORD

WESTWAY

OAK COLONY

PINE ST

CLUFF AVE

GRIFFIN INDUSTRIAL PARK

LODI MEMORIAL LAWN CEMETERY
M & P 11-17 28-31 28 33 30 76

SARGENT

ROAD NO. 364

LODI JCT.

W 12118 30'
S 4° 13'
E 720 10'

EXHIBIT A

October 22, 1993

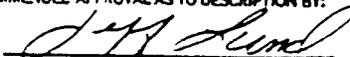
DESCRIPTION OF
PROPOSED
SPROUL ANNEXATION TO THE CITY OF LODI
San Joaquin County, California

A portion of the northeast quarter of Section 6, and the northwest quarter of Section 5, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, more particularly described as follows:

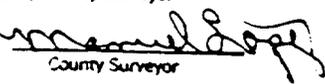
Beginning at the intersection of the north line of State Highway 12 with the east line of said Section 6, said intersection being on the Lodi City Limit line; thence South $1^{\circ}06'00''$ East along said City Limit line, 80.47 feet to the south line of State Highway 12; thence leaving said City Limit line, easterly along said south line of State Highway 12, a distance of 535 feet, more or less, to intersection with the southerly production of the east line of Parcel "A" of Parcel Map filed in Book 11 of Parcel Maps at page 73, San Joaquin County Records; thence North $0^{\circ}15'$ West along said southerly production and the east line of said Parcel "A", 761 feet, more or less, to the northeast corner thereof; thence North $89^{\circ}05'$ West along the north line of said Parcel "A" and its westerly production, 535.2 feet to intersection with said east line of Section 6; thence southerly along said east line, 195.17 feet to the northeast corner of that certain tract of land deeded to John Taylor Fertilizers Co., Recorded as Instrument No. 92030372, Official Records of San Joaquin County; thence North $88^{\circ}46'$ West along the north line of said Fertilizers Co. land, 885.4 feet to the northwest corner thereof, being the northeast corner of that certain tract of land deeded to Gary V. Guthrie, et ux, recorded as Instrument No. 92100159, Official Records of San Joaquin County; thence North $88^{\circ}46'$ West along the north line of said Guthrie land, 403.8 feet to intersection with the east line of Guild Avenue (60 feet wide); thence North $0^{\circ}01'$ West along said east line, 163.88 feet to intersection with the easterly production of the north line of Lot 4 of EDDLEMAN TRACT (the map or plat of which is filed in Book of Official Maps and Plats, Volume 1, page 26, San Joaquin County Records); thence North $88^{\circ}50'$ West along said easterly production and the north line of said Lot 4, a distance of 689.35 feet to the northwest corner thereof, being on said Lodi City Limit line; thence along said City Limit line the following two (2) courses: (1) southerly along the west line of said Lot 4, and along the west line of Lot 2 of said EDDLEMAN TRACT, and said west line of Lot 2 produced southerly, 727 feet, more or less, to intersection with said north line of State Highway 12, and (2) easterly along said north line, 1980 feet, more or less, to the point of beginning.

Containing 40 acres, more or less.

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:


Deputy County Surveyor

APPROVED BY:


County Surveyor