

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 -SACRAMENTO, CALIFORNIA 95814

APPLICANT	City of Sacramento		
OWNER	City of Sacramento		
PLANS BY			
FILING DATE	3-25-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	4-4-83	EIR	ASSESSOR'S PCL. NO. 250-172-01

- APPLICATION:
1. Negative Declaration
 2. General Plan Amendment from Industrial to Residential
 3. Community Plan Amendment from Heavy Commercial/Industrial to Light Density Residential
 4. Rezone from Light Industrial (M-1) zone to Single Family Residential (R-1) zone

LOCATION: SE corner of Silver Eagle Road and Western Avenue

PROPOSAL: The City of Sacramento proposes to rezone 1.62± vacant acres from Industrial (M-1) to Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
 1965 North Norwood Community Plan Designation: Heavy Commercial or Industrial
 Existing Zoning of Site: M-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
 North: Auto Repair, Market; M-1
 South: Vacant, Residential; R-1,R-2
 East: Vacant; R-1
 West: Railroad, Vacant; F

Property Area: 1.62± acres
 Topography: Flat
 Street Improvements: Proposed West Silver Eagle Realignment

BACKGROUND INFORMATION

1. The subject site is a 1.62± acre parcel zoned M-1 that was purchased by the City of Sacramento for the realignment of Silver Eagle Road. The City plans to use .913 acres for the road realignment. The City Real Estate Division proposes to trade the remaining .707 acres for an adjacent piece of property to also be used for the road realignment. (See Item #21, M83-022.)
2. A Tentative Map for a 31-lot single family subdivision, which surrounds the subject site, was approved by the City Council on February 9, 1982. (See Exhibit A.)

STAFF EVALUATION: The general area surrounding the subject site is composed of low density single family residential structures except for a small strip of heavy commercial/light industrial uses to the north (see Exhibit B). The realignment of Silver Eagle Road will provide a buffer between the industrial zoned properties to the north and the residential properties to the south.

Location Map

001814

M-1

R-1

SC

R-3

← Subject Site

R-3R

FAIRBANKS SCHOOL

R-3

R-2

SC

No. 9
R-2

SOUTH AV

SILVER EAGLE RD

ARROWROCK RD

FORD RD

GRAVES ST

BUTTERWORTH AV

CATHCART AV

FAIRBANKS AV

DANVILLE WY

BARTON WY

SCONCE WY

BREDEHOLT WY

OLMSTEAD WY

COOKINGHAM DR

CHRISTINE DR

ARROONDO DR

ARCADIE BLVD

PONDROSA DR

LINDLEY DR

LINDLEY AV

WESTERN

WESTERN

WESTERN

Exhibit B Zoning

(F)

9
11.70 ± AC

27)

(12)
25.35 ± AC

2
1.51 ± AC

3
1.51 ± AC

8
4
5 ± AC

(122)

13

(R-1)

Subject Site

18
(5)
5 ± AC

(M-1)

(15)

(8)

001815

WEST

SULLY

EAGLE

80
N 89° 02' 30" E
130

EAST
LEVEE

(F)

950 - 27 - 02

WESTERN

WESTERN

(M)

(R-1)

(172)

33
(23)
5 AC

(4)
2.5 ± AC

WESTERN

(2)
18 ± AC

(R-2)

30 ±

(R-1)

(174)

(30)

(1)
17.34 ± AC

(171)

PACIFIC

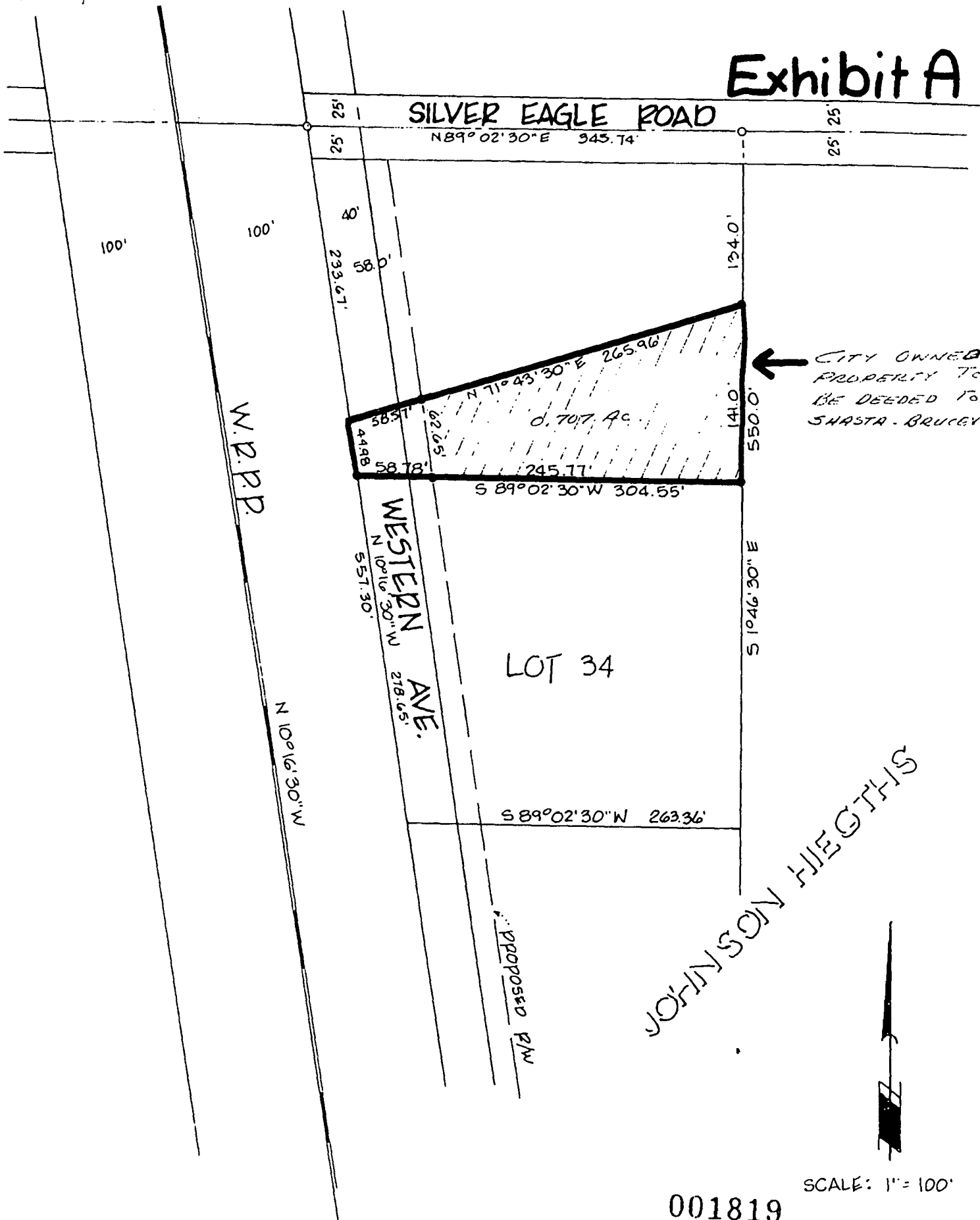
FORD

4-14-83 13

12-1 No. 9

P 83-100

Exhibit A



CITY OWNED
PROPERTY TO
BE DEEDED TO
SHASTA-BRUCEVILLE

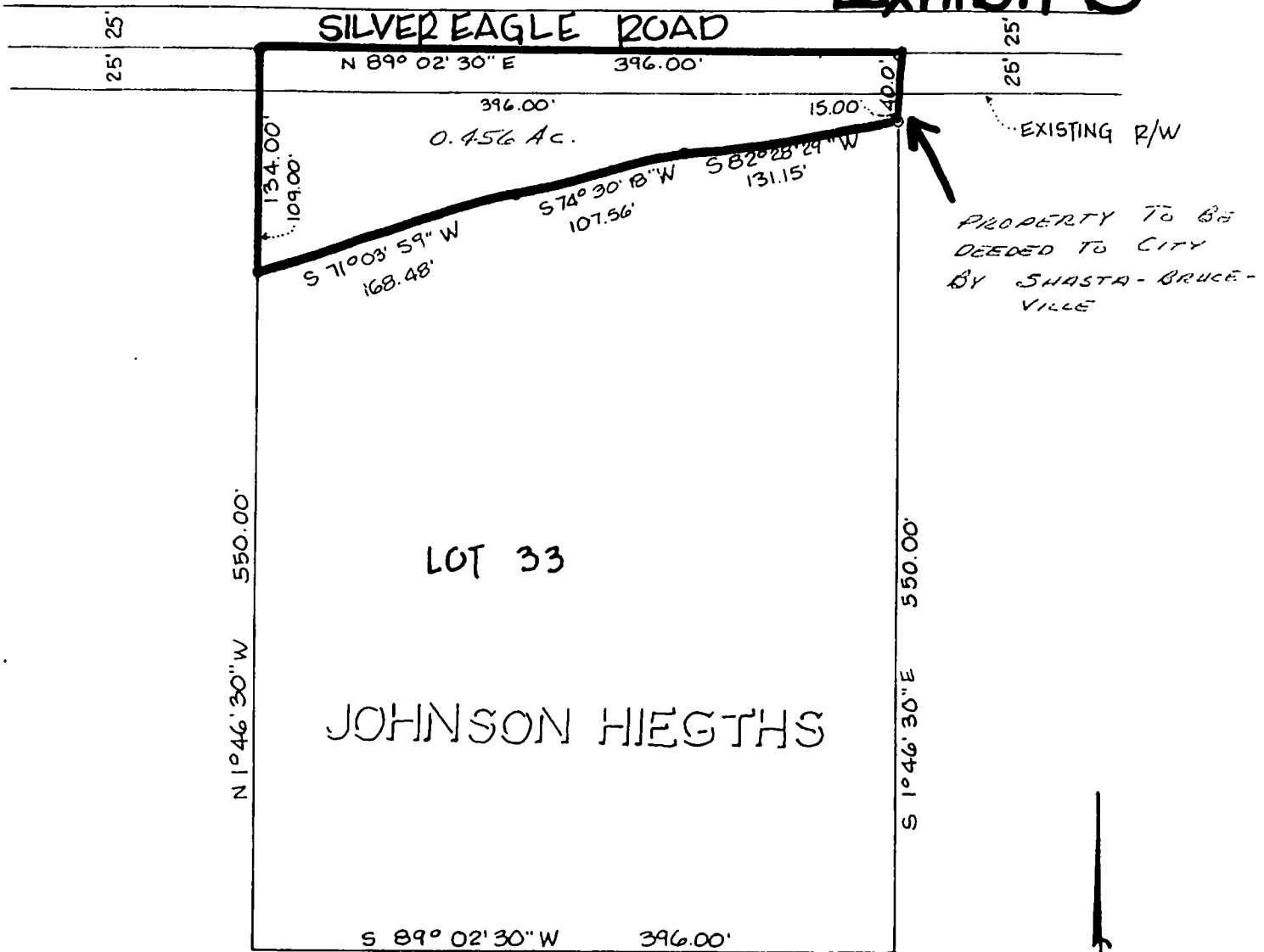
JOHNSON HEIGHTS



SCALE: 1" = 100'

001819

Exhibit B



SCALE: 1" = 100'

001818

TENTATIVE MAP EAGLE TERRACE CITY OF SACRAMENTO, CALIFORNIA

AUGUST 1981

GENERAL NOTES

GROSS AREA:
6.83 ACRES

PRESENT USE:
Vacant

PROPOSED USE:
B1 SINGLE FAMILY RESIDENTIAL, LOTS

PROPOSED DENSITY:
4.5 DU/AC

EXISTING ZONING:
R-1

PROPOSED ZONING:
R-1

LOT SIZES:
5,700 SF MIN

PROPOSED IMPROVEMENTS:
CITY OF SACRAMENTO

WATER SUPPLY:
CITY OF SACRAMENTO

SEWAGE DISPOSAL:
SACRAMENTO REGIONAL SANITATION DISTRICT

DRAINAGE:
CITY OF SACRAMENTO

FIRE PROTECTION:
CITY OF SACRAMENTO

SCHOOL DISTRICT:
SACRAMENTO UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
CITY OF SACRAMENTO

POWER & GAS UTILITIES:
PG&E & PG&E

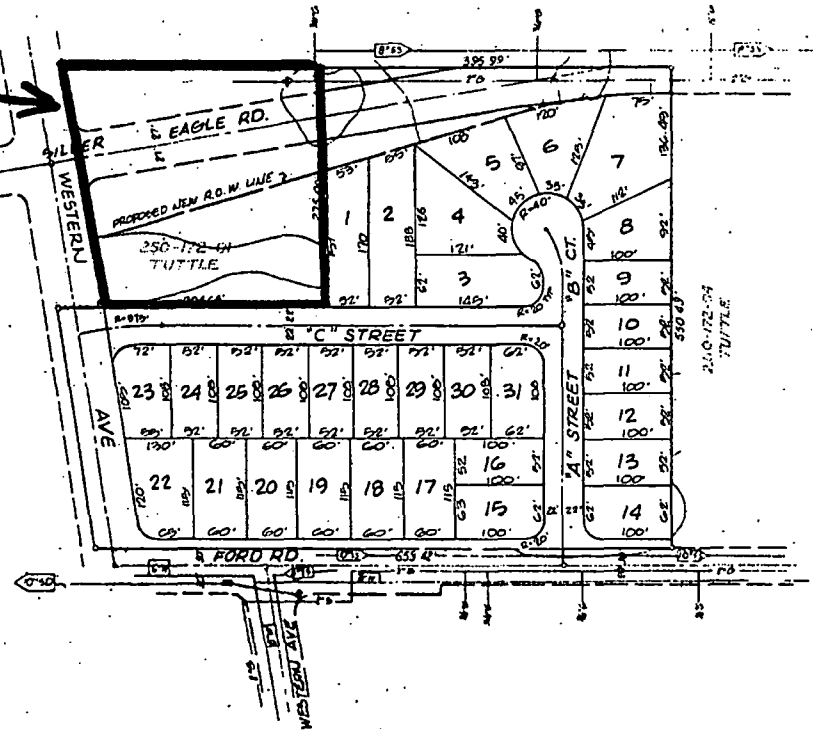
ASSESSOR'S PARCEL NO.:
250-179-02 & 23

DESCRIPTION:
LOT 33 & A PORTION OF LOT 34 JOHNSON HEIGHTS

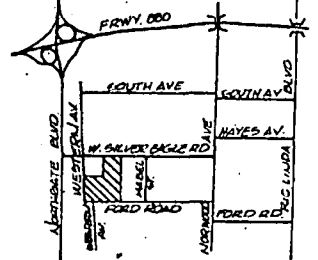
ENGINEER:
TERRA ENGINEERING
936 ENTERPRISE DRIVE
SACRAMENTO, CALIFORNIA 95825

OWNER & SUBDIVIDER:
SHASTA-BRUCEVILLE PARTNERSHIP
A LIMITED PARTNERSHIP
J. R. FERRELL & ASSOCIATES, GENERAL PARTNER
2580 SIERRA BLVD., SUITE E
SACRAMENTO, CALIFORNIA 95825

Subject Site



2580 SIERRA BLVD., SUITE E
SACRAMENTO, CALIFORNIA 95825



VICINITY MAP
NO SCALE

001816

P83-108

4-14-83 12

No. 9

SCALE: 1" = 100'



Exhibit A