

SACRAMENTO CITY PLANNING COMMISSION

March 23, 1965

REPORT -- ANNEXATION PETITION -- BOWLING GREEN INHABITED AREA

1. **EXISTING LAND USE:** The proposed annexation area is composed primarily of residential, commercial and industrial uses. The area is generally bounded on the East by the South Sacramento Freeway on the West by Western Pacific Railroad and Franklin Blvd. and on the South by Florin Road. The proposal encompasses all of the unincorporated area West of the South Sacramento Freeway and North of Florin Road.

Approximately one-third of the area is industrial or vacant land intended for industrial use. A large commercial-industrial complex occupies the Southerly portion of the area immediately adjacent to Florin Road. The balance of the area is predominately residential with Bowling Green subdivision South of 47th Avenue and several multi-family structures North of 47th Avenue.

2. **PUBLIC WORKS:** Attached to and made a part of this report is an appendix which lists the various Special Districts in the annexation area. Sanitary facilities in the Northerly part of this area are provided by County Sanitation District No. 1. The Southerly part of the area including Bowling Green is served by Parkway Estates Sewer Maintenance District. In the center of the area the recently formed Del Rio Sewer Assessment District will provide a trunk connection with the Central Sanitation District's sewage treatment facility.

There are two water companies serving the area, namely, Fruitridge Vista Water Company and Parkway (Citizens) Water Company. Fruitridge Vista Water Co. serves about one-third of the area, including Bowling Green and Parkway water Co. serves only the Southgate Industrial Park in the SE corner of the proposal. There is no formal water supply for the balance of the area.

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The more recent subdivision developments have underground storm drain improvements. The total area of the proposal is included in the County Metropolitan Storm drain Maintenance District No. 1. In the Northerly part of the proposal, the area East of the South Sacramento Freeway is in the Fruitridge Drainage Assessment District. Street improvements consist of county maintained roads. The newer developments have standard subdivision type streets.

3. **SCHOOLS:** This annexation proposal is totally within the Sacramento Unified School District.

School buildings in the area are:  
Bowling Green Elementary School  
Fern Bacon Junior High School

4. **LAND AREA:** Approximately 879 acres -- 1.37 square miles.

5. **ASSESSED VALUATION:** Approximately \$11,700,000.

6. **ESTIMATED POPULATION:** 3,100

7. **RECOMMENDATION:** The proposed annexation comprises over one and one-third square miles. The proposal represents a large stride toward enclosing within the City the unincorporated "Fruitridge Corridor". It is therefore recommended that the Planning Commission urge favorable consideration by the City Council of the proponents' request for annexation of Bowling Green Inhabited Annexation Area.

**SPECIAL DISTRICTS:** Pacific Fire District  
County Sanitation District No. 1  
Del Rio Sewer Assessment District  
Parkway Estates Sewer Maintenance District  
County Service Area No. 4 (Recreation)  
Southgate Recreation & Park District  
Metropolitan Storm Drain Maintenance Dist. No. 1  
Fruitridge Drainage Assessment District  
Maintenance Area No. 9 (Levee Maintenance)

(Appendix  
List)

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SACRAMENTO CITY PLANNING COMMISSION

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MEMBERS IN SESSION:

There is hereby submitted for your consideration a proposal designed to solve the long-range traffic requirements at the intersection of J Street, Carlson Drive, and the entrance to the Sacramento State College.

It is requested that this proposal be set for Public Hearing and discussion at your regular meeting on April 13, 1965.

This proposal is the result of a series of conferences with the members of the Sacramento City Council Traffic Committee and with members of the City Engineers, Traffic, and the Planning staffs. The plan has been reviewed by the firms of Dreyfuss & Blackford, and Dr. D. Jackson Faustman, consultants to the State College, and by the College Campus Planning Committee. As a schematic design it has their endorsement.

The Planning Staff recommends the Commission approve this schematic proposal subject to whatever change and refinements may be indicated at such time as more precise geometrics and engineering designs are developed.

Respectfully submitted,

  
R. L. RATHFON

Planning Director

RLR:vb