



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

March 28, 1988

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Post Subdivision Modification to Delete a Condition of a Previously Approved Tentative Map (P87-339) (FT)

LOCATION: Northeast Corner of Raley Boulevard and Bell Avenue

SUMMARY

This is a request to delete condition 16 of the Tentative Map approval of I-80 Industrial Park. The condition requires off-site dedication and improvement at the corner of Raley Boulevard and Bell Avenue. Staff and the Subdivision Review Committee recommend approval of the request.

BACKGROUND INFORMATION

On January 5, 1988, the City Council considered a request to subdivide 92+ acres into 22 industrial lots for future development. The site is a combination of 14 tax assessment parcels but does not include the .4 acre parcel located on the corner of Raley and Bell. The Subdivision Review Committee recommended off-site right-of-way dedication and street improvements at the corner to maintain continuity of improvements. The corner lot is developed with a gas station and mini-market. Taking enough right-of-way to improve the corner could eliminate two gas pumps. The applicant, therefore, is requesting that condition 16 requiring improvements be waived.

The Subdivision Review Committee has recommended approval of the request. The applicant will be required to bond for improvements.

00284

ENVIRONMENTAL DETERMINATION

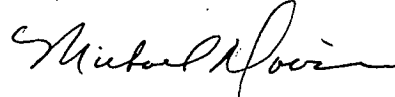
The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment from the Subdivision Review Committee, recommend:

Amend Resolution CC88-015 to delete Condition p and add Condition q and approve the Post Subdivision Modification.

Respectfully submitted,



Michael Davis
Director of Planning and Development

RECOMMENDATION APPROVED:

WALTER J. SLIPE, CITY MANAGER

MD:MVD:SD:rt
attachments

District No. 2
April 19, 1988

P87-339

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