

NOTICE OF DETERMINATION

To: ☒ Office of Planning and Research
1400 10th Street, Room 222
Sacramento, CA 95814

☒ County Clerk
County of Sacramento

From: City of Sacramento
Community Development Dept.
Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento CA 95811

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: **Bell Avenue Commercial Center Project (P20-016)**

2022080285	City of Sacramento	Ron Bess	(916) 808-8272
State Clearinghouse #	Lead Agency	Contact Person	Telephone
Milestone Associates Contact: Julio Tinajero	1000 Lincoln Road Yuba City, CA 95991		(530) 870-1432 Julio@milestone-ae.com
Applicant Name	Address		Telephone

Project Location (include county): This project is located at 1556 Bell Avenue in the North Sacramento portion of the City of Sacramento, in Sacramento County, on approximately 2.3-acre site identified by APN: 237-0162-007, -008, -009, -010, -011, and -012.)

Project Description: The proposed project would include construction of a 3,150 square foot drive-through restaurant, a 2,670 square-foot drive-through restaurant, and a 16,965 square-foot, two-story retail and office building on three parcels (includes a lot-line adjustment from 6 to 3 parcels. This request includes demolition of two existing structures (commercial and residential). The project entitlements include a request for a 1) Rezone of approximately 0.34 acres from Single-Family Dwelling (R-1) zone to General Commercial (C-2) zone; 2) Conditional Use Permit for two (2) drive-through restaurants; and 3) Site Plan and Design Review.

This is to advise that the City of Sacramento, City Council has approved the above described project on February 14, 2023 and has made the following determination regarding the above described project:

1. The project will ☐ will not ☒ have a significant effect on the environment.
2. ☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were ☒/were not ☐ made a condition of the approval of the project (adoption of policies in the 2035 General Plan).
4. ☐ A statement of Overriding Considerations was adopted for this project.
5. ☒ Findings were made pursuant to the provisions of CEQA

This is to certify that the Initial Study/Mitigated Negative Declaration and the record of project approval is available to the General Public at: Office of the City Clerk, 915 I Street, Sacramento, CA 95814. Website: <http://www.cityofsacramento.org/Clerk/Services/Public-Records>

Ron Bess
Signature (Lead Agency Contact)
Email: Rbess@cityofsacramento.org

Associate Planner
Title
February 15, 2023
Date

ENDORSED
SACRAMENTO COUNTY

FEB 23 2023

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

CA # 1122



State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print		Save
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RECEIPT NUMBER:
34 — 02/23/2023 — 064
STATE CLEARINGHOUSE NUMBER (If applicable)
2022080285

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Dept. Planning Division	LEAD AGENCY EMAIL	DATE 02/23/2023
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2023-0076	

PROJECT TITLE

Bell Avenue Commercial Center Project

PROJECT APPLICANT NAME Milestone Associates, Attn: Julio Tinajero	PROJECT APPLICANT EMAIL julio@milestone-ae.com	PHONE NUMBER (530) 870 -1432
PROJECT APPLICANT ADDRESS 1000 Lincoln Road	CITY Yuba City	STATE CA
	ZIP CODE 95991	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	2,764.00	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00	
 <input type="checkbox"/> Exempt from fee				
<input type="checkbox"/> Notice of Exemption (attach)				
<input type="checkbox"/> CDFW No Effect Determination (attach)				
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)				
 <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)				
		\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee			\$	50.00
<input type="checkbox"/> Other			\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jenny Padierna-Deputy Clerk
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Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 001368178
2/23/2023 8:19:35 AM
Order#: 20230023610 JLP

Description	Amount
Clerk - CEQA Filing	\$2,814.00
Document 20230076	
NOD Negative Declaration	
NOD - Neg Declare	\$2,814.00

Total Amount Due \$2,814.00

Payments:
Check# 1122 \$2,814.00

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference