NOTICE OF DETERMINATION

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

X 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 | 1000 Lincoln Road | | (530) 870-1432 | |
| Contact: Julio Tinajero | Yuba City, CA 95991 | | 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 \square will not \boxtimes 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

Associate Planner

February 15, 2023

Signature (Lead Agency Contact)

Title

Date

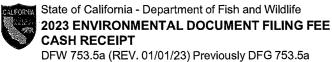
Email: Rbess@cityofsacramento.org

ENDORSED SACRAMENTO COUNTY

FEB 2 3 2023

DONNA ALLRED, CERK/RECORDER
BY ______DEPUTY

Ca # 1122



| | | RECEIPT NU | IMBER: | |
|--|--|---------------|------------------|---|
| | | 1 | /23/2023 — | - 064 |
| | | | | UMBER (If applicable) |
| | | 20220802 | | OMBLIT (II applicable) |
| SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY. | | 20220002 | | |
| LEAD AGENCY City of Sacramento Community Development Dept. Planning Division | LEAD AGENCY EMAIL | * | 02/23/202 | 23 |
| COUNTY/STATE AGENCY OF FILING | | | DOCUMENT | NUMBER |
| Sacramento | | | 2023-007 | 6 |
| PROJECT TITLE | · | | | |
| | | | | |
| Bell Avenue Commercial Center Project | | | | |
| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | | PHONE NUMBER | |
| Milestone Associates, Attn: Julio Tinajero | julio@milestone-ae.com | | (530) 870 -1432 | |
| PROJECT APPLICANT ADDRESS | CITY | STATE | ZIP CODE | |
| 1000 Lincoln Road | Yuba City | CA | 95991 | |
| PROJECT APPLICANT (Check appropriate box) | <u>.</u> | | | |
| Local Public Agency School District | Other Special District | State | Agency | Private Entity |
| | | | | |
| CHECK-APPLICABLE FEES: | | | | · ———————————————————————————————————— |
| ☐ Environmental Impact Report (EIR) | | \$3,839.25 | \$ | 0.00 |
| ✓ Mitigated/Negative Declaration (MND)(ND) | | \$2,764.00 | \$ | 2,764.00 |
| ☐ Certified Regulatory Program (CRP) document - payment due d | lirectly to CDFW | \$1,305.25 | \$ | 0.00 |
| | | | | |
| ☐ Exempt from fee | en e | | | |
| ☐ Notice of Exemption (attach) | | | | |
| ☐ CDFW No Effect Determination (attach) | | | | |
| ☐ Fee previously paid (attach previously issued cash receipt copy | /) | | | |
| | The state of the s | • | | |
| ☐ Water Right Application or Petition Fee (State Water Resource | s Control Board only) | \$850.00 | ; | 0.00 |
| County documentary handling fee | | 9 | <u> </u> | 50.00 |
| Other | | 9 | S | |
| PAYMENT METHOD: | | | | |
| ☐ Cash ☐ Credit ☑ Check ☐ Other | TOTAL | RECEIVED | 5 | 2,814.00 |
| | | | | |
| SIGNATURE | ICY OF FILING PRINTED N | NAME AND TITL | .E | |
| X Sac | ramento County Cler | ·k/Dacardar | Jenny Dadio | rna-Denuty Clark |
| Sac | Tamento County Cler | MICOIUEI- | ocility Faule | ina-Deputy Clerk |
| NH | | | | |

Sacramento County Donna Allred, Clerk/Recorder (916) 874-6334

| Receipt#: 2/23/2023 Order#: 20230023610 | 001368178 8:19:35 AM JLP | | |
|---|---|--|--|
| Description | Amount Amount are the first one one one one one one | | |
| Clerk - CEQA Filing Document 20230076 | \$2,814,00 | | |
| 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