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 Contact: Julio Tinajero	1000 Lincoln Road Yuba City, CA 95991		(530) 870-1432 <u>Julio@milestone-ae.com</u>	
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

Signature (Lead Agency Contact)

Email: Rbess@cityofsacramento.org

Associate Planner

February 15, 2023

Title

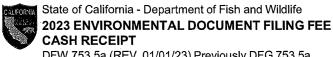
Date

ENDORSED SACRAMENTO COUNTY

FEB 2 3 2023

DONNA ALLRED, CERK/RECORDER
BY DEPUTY

Ca # 1122



DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

		RECEIPT NUM	/BER:	
		34 — 02/2	23/2023 —	064
		STATE CLEAR	RINGHOUSE NU	MBER (If applicable)
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		202208028	5	
	EADAGENCY EMAIL	<u> </u>	DATE	
City of Sacramento Community Development Dept. Planning Division			02/23/202	3
COUNTY/STATE AGENCY OF FILING			DOCUMENT	NUMBER
Sacramento			2023-0076	5
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)	·			
Local Public Agency School District	Other Special District	State	Agency	Private Entity
CHECK-APPLICABLE FEES:		<u></u>	 	0.00
☐ Environmental Impact Report (EIR)		\$3,839.25 \$		0.704.00
 Mitigated/Negative Declaration (MND)(ND) Certified Regulatory Program (CRP) document - payment due die 		\$2,764.00 \$ \$1,305.25 \$	<u>·</u>	0.00
Certified Regulatory Program (CRP) document - payment due dif	ectly to ODI W	φ1,3U3.Z3	·	0.00
☐ Exempt from fee				
□ Notice of Exemption (attach)				
☐ CDFW No Effect Determination (attach)				
Fee previously paid (attach previously issued cash receipt copy))	•		
☐ Water Right Application or Petition Fee (State Water Resources	Control Board only)	\$850.00 \$		0.00
 County documentary handling fee 		\$		50.00
Other		\$		
PAYMENT METHOD:				
☐ Cash ☐ Credit ☑ Check ☐ Other	TOTAL R	RECEIVED \$		2,814.00
SIGNATURE AGENC	CY OF FILING PRINTED N	AME AND TITLE		
AGENC	OT OF FILING PRINTED N	AIVIE AIVU IIILE		
X Sacr	amento County Clerl	√Recorder-J	ennv Padieri	na-Deputy Clerk

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

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