

# 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)

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

**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](mailto: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 [ ]

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     |
| <br>  |            |    |          |
| <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)                   |            |    |          |
| <hr/>   |            |    |          |
| <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 <b>X</b> 	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 Document 20230076	\$2,814.00
NOD Negative Declaration NOD - Neg Declare	\$2,814.00

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Total Amount Due \$2,814.00  
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Payments:  
Check# 1122 \$2,814.00  
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We Appreciate Your Business  
Have a Nice Day!  
Please keep for your reference