Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: City of Sacramento
Contact Person: Scott Johnson, Senior Planner
Mailing Address: 300 Richards Boulevard, 3rd Floor
Phone: (916) 808-5842
City: Sacramento
Zip: 95811
County: Sacramento

Project Location: County: Sacramento
City/Nearest Community: Sacramento
Cross Streets: Intersection of Bell Avenue and Raley Boulevard (1556 Bell Avenue)
Zip Code: 95838
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W
Total Acres: 2.34 acres
Assessor's Parcel No.: 237-0162-007, 008, 009, 010, 011, and 012
Section: ____ Twp.: ____ Range: ____ Base: ____
Within 2 Miles: State Hwy #: Interstate 80
Waterways: ____
Airports: ____
Railways: ____
Schools: ____

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) ____
- Other: ____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: ____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☒ Site Plan
- ☒ Rezone
- ☐ Prezone
- ☒ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other: ____

Development Type:

- ☐ Residential: Units ____ Acres ____
- ☒ Office: Sq.ft. 16965 Acres ____ Employees ____
- ☒ Commercial: Sq.ft. 5820 Acres ____ Employees ____
- ☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Educational: ____
- ☐ Recreational: ____
- ☐ Water Facilities: Type ____ MGD ____
- ☐ Transportation: Type ____
- ☐ Mining: Mineral ____
- ☐ Power: Type ____ MW ____
- ☐ Waste Treatment: Type ____ MGD ____
- ☐ Hazardous Waste: Type ____
- ☐ Other: Drive thru restaurants, retail and office uses

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☒ Flood Plain/Flooding
- ☒ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☒ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☐ Schools/Universities
- ☒ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Growth Inducement
- ☒ Land Use
- ☒ Cumulative Effects
- ☒ Other: Tribal/Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Lot is developed. The parcel is zoned (C-2) General Commercial and (R-1) Single Family Residential. The General Plan designation is Suburban Neighborhood Low Density (SNLD).

Project Description: *(please use a separate page if necessary)*

The Bell Avenue Commercial Center Project (P20-016) proposed project consists of 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 located at 1556 Bell Avenue in the City of Sacramento, Sacramento County, (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 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

x Air Resources Board
____ Boating & Waterways, Department of
____ California Emergency Management Agency
____ California Highway Patrol
x Caltrans District # 3
____ Caltrans Division of Aeronautics
____ Caltrans Planning
x Central Valley Flood Protection Board
____ Coachella Valley Mtns. Conservancy
____ Coastal Commission
____ Colorado River Board
____ Conservation, Department of
____ Corrections, Department of
____ Delta Protection Commission
____ Education, Department of
____ Energy Commission
x Fish & Game Region # 2
____ Food & Agriculture, Department of
____ Forestry and Fire Protection, Department of
____ General Services, Department of
____ Health Services, Department of
____ Housing & Community Development
x Native American Heritage Commission

____ Office of Historic Preservation
____ Office of Public School Construction
x Parks & Recreation, Department of
____ Pesticide Regulation, Department of
____ Public Utilities Commission
x Regional WQCB # 5
x Resources Agency
____ Resources Recycling and Recovery, Department of
____ S.F. Bay Conservation & Development Comm.
____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____ San Joaquin River Conservancy
____ Santa Monica Mtns. Conservancy
x State Lands Commission
____ SWRCB: Clean Water Grants
x SWRCB: Water Quality
x SWRCB: Water Rights
____ Tahoe Regional Planning Agency
x Toxic Substances Control, Department of
x Water Resources, Department of

____ Other: _____
____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date August 12, 2022 Ending Date September 1 2022

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: Ron Bess **Date:** August 12, 2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.