ENDORSED
SACRAMENTO COUNTY

DEC 10 2025

FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

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: **Bee Shine Carwash and New Multi-Unit Dwellings Rezone (P23-014) (6325 Stockton Blvd Mix-Use Project)**

2025050127	City of Sacramento	Scott Johnson	(916) 808-5842 / srjohnson@cityofsacramento.org
State Clearinghouse #	**Lead Agency**	**Contact Person**	**Telephone / Email**

Julio Tinajero c/o Milestone Associates	1000 Lincoln Rd, Ste. H202, Yuba City, CA 95991	(530) 755-4700 / julio@milestone-ae.com
Applicant Name	**Address**	**Telephone / Email**

Project Location (include county): The project site, located at 6303 and 6325 Stockton Boulevard, consists of four parcels totaling approximately 2.99 acres at the southeast corner of Dias Avenue and Stockton Boulevard, in the City of Sacramento, Sacramento County. Assessor's Parcel Numbers (APNs): 038-0191-001-0000, 038-0191-002-0000, 038-0191-003-0000, and 038-0191-025-0000

Project Description: The project consists of the removal of existing on-site structures and the development of a car wash, oil change facility, and 48- multi-unit dwellings. The entitlements include: a Rezone of a portion of the site (±0.36 acres) from the Limited Commercial (C-1) Zone to the General Commercial (C-2) Zone; a Conditional Use Permit to enlarge a legal nonconforming car wash and oil change facility and relocate it within the site; Site Plan and Design Review for the construction of the car wash and oil change facility, 48 multi-unit dwellings, and associated site improvements; and a Tree Permit to remove one private protected tree.

This is to advise that the City of Sacramento, City Council ☒ has approved the above-described project on December 9, 2025, 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. ☒ An Initial Study/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
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 on the City's website located at: Office of the City Clerk, 915 I Street, Sacramento, CA 95814. Website: http://www.cityofsacramento.org/Clerk/Services/Public-Records

Scott Johnson	Principal Planner	December 10, 2025
Signature (Lead Agency Contact)	Title	Date

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
34 — 12/10/2025 — 526

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2025050127

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPT. PLANNING DIVISION		12/10/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	2025-0579

PROJECT TITLE

BEE SHINE CARWASH AND NEW MULTI-UNIT DWELLINGS REZONE (P23-014) (6325 STOCKTON BLVD MIX-USE PROJECT)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
JULIO TINAJERO C/O MILESTONE ASSOCIATES	JULIO@MILESTONE-AE.COM	(530) 755-4700

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1000 LINCOLN RD, STE. H202	YUBA CITY	CA	95991

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☑ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	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 RECEIVED** $ 3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	Sacramento County Clerk/Recorder-ROBERT A. VOSTRY-Deputy Clerk

Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#:	001853004
12/10/2025	2:37:00 PM
Order#: 20250195872	RAV

Description	Amount
Clerk - CEQA Filing	$3,018.75
Document 20250579	
NOD Negative Declaration	
NOD - Neg Declare	$3,018.75
Total Amount Due	$3,018.75
Payments:	
Check# 1118	$3,018.75

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