

MITIGATED NEGATIVE DECLARATION, NO. ENV-2024-494-MND, MITIGATION MONITORING PROGRAM, AND RELATED ENVIRONMENTAL FINDINGS; PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 9119 North De Soto Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2024-494-MND, adopted on December 4, 2025 and pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 no subsequent environmental impact report is required; mitigation measures are adopted; and related CEQA findings are adopted.
2. ADOPT the FINDINGS of the North Valley Area Planning Commission (NVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated December 4, 2025, to effectuate a Zone Change from MR2 and P-1 to (T)(Q)C2-1 subject to the (T) and (Q) Conditions of Approval; for the construction, use and maintenance of a 7,276 square foot express car wash to be operated from 7:00 a.m. to 9:00 p.m. daily, the Project includes a drive-through car wash tunnel, 32 vacuum stations, a pay station, four bicycle parking stalls, landscaping, signage including relocation of an existing free-standing pole sign, and a new trash enclosure, the Project includes the excavation of approximately 300 cubic yards of soil; for the property located at 9119 North De Soto Avenue, subject to Conditions of Approval.

Applicant: De Soto Express Holdings, LLC

Representative: Lisa Kolieb, Esq.

Case No. APCNV-2024-493-ZC-CU2

Environmental No. ENV-2024-494-MND

Fiscal Impact Statement: The NVAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – MAY 26, 2026

(LAST DAY FOR COUNCIL ACTION – MAY 26, 2026)

Summary:

At a regular meeting held on March 24, 2026, the PLUM Committee considered a report from the NVAPC and draft Ordinance relative to a Zone Change for the property located 9119 North De Soto Avenue. After an opportunity for public comment, the Committee recommended to approve the Zone Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|----------------------|--------------------|
| BLUMENFIELD: | YES |
| HUTT: | YES |
| NAZARIAN: | YES |
| LEE: | YES |
| RAMAN: | YES |

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-NOT OFFICIAL UNTIL COUNCIL ACTS-