

Notice of Determination

To:

Office of Land Use & Climate Innovation
U.S. Mail: Street Address:
PO Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95812

County Clerk:
County of Mendocino
501 Low Gap Road
Ukiah, CA 95482

From:

Mendocino County Planning & Building
860 North Bush Street
Ukiah, CA 95482
Contact: Liam Crowley
Phone: 707-234-6650

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resource Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023110067

Project Title: U_2021-0016 / V_2021-0005

Project Applicant: Faizan Corporation & 898 Main Street LLC

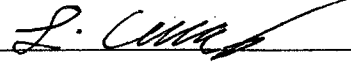
Project Location (include county): 1.6± miles southwest of Redwood Valley center, on the north side of North State Street (CR 104), 600± feet east of its intersection with U.S. Route 101 (US 101), located at 9621 & 9601 North State St, Redwood Valley; APNs 162-100-58 & 162-100-59.

Project Description: Use Permit to establish and operate a gas station with ten (10) gas pumps, two (2) separate illuminated canopies, thirty (30) new parking spaces, landscaping, and convert part of an existing structure to a convenience store. A concurrent Variance to reduce the required front yard setback from twenty (20) feet to zero (0) feet and to increase the total maximum sign area from one hundred twenty-eight (128) square feet to five hundred twelve (512) square feet.

This is to advise that the County of Mendocino (Lead Agency) has approved the above described project on May 19, 2026 and has made the following determinations regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A 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 mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final Negative Declaration with comments and responses and record of project approval, or the negative declaration is available to the General Public at: www.mendocinocounty.gov/pbs, 860 N. Bush Street, Ukiah CA 95482, and 752 S. Franklin Street Ft. Bragg, CA 95437.

Signature (Public Agency):  Title: Planner III

Date: May 20, 2026 Date Received for filing at OPR: _____