

**Notice of Exemption  
City of King**

To:  Office of Planning  
and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814 (Address)

From: (Public Agency): City of King  
212 S. Vanderhurst Ave  
King City, CA 93930

County Clerk  
County of Monterey

**FILED**

**OCT 23 2025**

Project Title: 412 Metz Road Service Station

Project Applicant: David Storer, Representative for Theodore Enayat Saberi (Property Owner)

**XOCHITL MARINA CAMACHO  
MONTEREY COUNTY CLERK  
7025-0183 DEPUTY**

Project Location: 412 Metz Road, King City, CA 93930 (APN 026-271-002-000)

Project Location - City: City of King

Project Location - County: Monterey County

Description of Nature, Purpose, and Beneficiaries of Project:

Conditional Use Permit Case No. CUP25-000001, Architectural Review Permit Case No. ARP25-000001, and Landscaping Plan Review Case No. LPR25-000001 allows the re-establishment of a service station and convenience store within the existing 2,175 sq.ft. building and fueling area. The facility is within the Industrial District (M-1) & Light Industrial (LI) General Plan Land Use Designation. The request includes occupying the existing building as a convenience store, reestablishing the fuel station area, usage of a storage container, one (1) ADA parking stall and path of travel, new trash enclosure and new landscaping. No modifications to the building are part of this proposal aside from painting the building. The existing fuel tanks will be painted and will be used for retail and distribution. New meters, remote fills, and concrete spill pad for the tanks.

Name of Public Agency Approving Project: City of King

Name of Person or Agency Carrying Out Project: Theodore Enayat Saberi and Thomas Saberi

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and Section Number: CEQA Guidelines §15301 (Class 1- Existing Facilities)
- Statutory Exemptions. State Code Number:

Reasons why project is exempt: Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301 as this project consists of re-establishing an existing service station that was non-operational for several years. The proposed will occupy an existing building and existing fueling station. The proposal does not include any expansion. No further action under CEQA is required.

Lead Agency: City of King, 212 S. Vanderhurst Avenue, King City, CA 93930

Contact Person: Area Code/Telephone/Extension: Esmeralda Alvarez, Planning Technician 831-386-5924

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes No

Signature:  Date: 10/23/25 Title: City Manager

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_

Monterey County Clerk-Recorder  
Xochitl Marina Camacho, County  
Clerk-Recorder  
168 West Alisal Street, First Floor  
P.O. Box 29  
Salinas, CA 93902

Receipt: 25-50652

Product Name	Extended
CEQA FISH AND WILDLIFE FILING (CEQA)	\$50.00
# Pages	1
Document #	27-10232025-163
Document Info	DAVID STORER, REPRESENTATIVE FOR THEODORE ENAYAT SABERI (PROPERTY OWNER)
Filing Type	NOE
State Fee	false
Prev	
Charged	
No Charge	
Clerk Fee	false
<b>Total</b>	<b>\$50.00</b>
<b>Tender (Check)</b>	<b>\$50.00</b>
Name	SABERI TOM
Check Number	2335
Name	SABERI TOM

PLEASE KEEP THIS RECEIPT FOR  
REFERENCE

10/23/25, 10:01 AM PST counter4