



COMMUNITY DEVELOPMENT DEPARTMENT

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Mendocino County Clerk-Recorder

NOTICE OF CEQA EXEMPTION

TO: X Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

X County Clerk
500 Low Gap Road
Ukiah, CA, 95482

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

PROJECT TITLE: Major Use Permit Amendment to Allow the Retail Sale of Distilled Spirits at an Existing Gas Station and Convenience Store

PROJECT LOCATION: 615 Talmage Road, Ukiah, CA; APN 180-070-10

LEAD/PUBLIC AGENCY: City of Ukiah, Planning Commission

DATE OF APPROVAL: March 11, 2026

NAME OF PROJECT APPLICANT: Gurdeep Walia

TO: X Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

X Mendocino County Clerk- Recorder
501 Low Gap Road, STE 1020
Ukiah, CA 95482

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

CEQA EXEMPTION STATUS:

- Ministerial
- Declared Emergency
- Categorical Exemption: Article 19, Section 15301 (Class 1)
- Statutory Exemption:

PROJECT DESCRIPTION: The project consists of an amendment to the existing Use Permit for the gas station and convenience store located at 615 Talmage Road (APN 180-070-10) within the Community Commercial (C-1) Zoning District, approved via a Major Use Permit Amendment; File No. PPA25-000001 (formerly File No. 07-33). The approval allows the retail off-sale of distilled spirits (ABC Type-21 license) in addition to the currently permitted beer and wine sales. No exterior construction, site modifications, or operational changes are authorized as part of this request. The business will continue to operate as a fuel station and convenience store with no expansion in hours, building footprint, or intensity of use, ensuring the project remains consistent with the City's General Plan goals.

REASONS WHY PROJECT IS EXEMPT: The proposed project qualifies for a Categorical Exemption under CEQA Guidelines Section 15301 (Class 1 - Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

The project involves the minor permitting and licensing alteration of an existing commercial convenience store to allow for the retail off-sale of distilled spirits (ABC Type-21 license) in addition to currently permitted beer and wine sales. The project proposes no exterior construction, site modifications, or expansion of the existing building footprint.

Furthermore, the licensing amendment involves negligible or no expansion of the existing use, as there will be no changes to the existing hours of operation, no on-site consumption of alcohol permitted, no outdoor alcohol display or sales, and no increase in delivery frequency or service intensity. The addition of distilled spirits does not introduce new land use impacts and will not increase noise, traffic, parking demand, or pedestrian activity beyond existing baseline conditions.

Finally, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2 apply to this project. The site is an already developed commercial parcel; the project will not result in cumulative impacts or significant effects due to unusual circumstances; and the project will not damage scenic resources, impact a hazardous waste site, or cause a substantial adverse change in the significance of a historical resource.

Lead Agency Contact Person: Katherine Schaefer, Planning Manager
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This is to certify that the Notice of Exemption and other project related documents are available to the General Public at: Community Development Department, Planning Division, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.



Signature (Public Agency)

03-13-2026
(Date)

Planning Manager
(Title)