

FINDINGS
MAJOR USE PERMIT AMENDMENT
ADDITION OF DISTILLED SPIRITS SALES
615 TALMAGE ROAD, UKIAH, CA; APN 180-070-10
FILE NO. PPA25-000001 (FORMERLY FILE NO. 07-33)

These Findings pertain to a Major Use Permit Amendment for the existing gas station and convenience store located at 615 Talmage Road (APN 180-070-10) within the Community Commercial (C-1) Zoning District; Permit No. PPA25-000001 (formerly File No. 07-33). The amendment allows for the retail off-sale of distilled spirits (ABC Type-21 license) in addition to the currently permitted beer and wine sales. Furthermore, this approval specifically supersedes several operational limitations from the original 2009 Use Permit (File No. 07-33) regarding alcohol container sizes and types, replacing them with a comprehensive Revised Store Management Plan. No exterior construction, site modifications, or physical expansions are proposed 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 and qualifies for a Categorical Exemption under CEQA Guidelines Section 15301 (Class 1 - Existing Facilities).

USE PERMIT FINDINGS (UCC §9262E)

1. The proposed land use is consistent with the provisions of this Title as well as the goals and policies of the City General Plan.

The project is consistent with the Highway Commercial (HC) General Plan designation and Community Commercial (C-1) Zoning District, which accommodate and encourage retail and gas station uses. The addition of packaged distilled spirits within the existing convenience store retail area does not constitute an expansion or intensification of land use and complies with all relevant zoning standards

2. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare.

The original 2009 Use Permit included specific limitations on alcohol container sizes and sales types to address potential public safety and loitering concerns. The amendment to supersede these limitations is supported by current law enforcement review and the implementation of modernized, enforceable security protocols. Specifically, the Ukiah Police Department reviewed the current request during the formal agency referral period and provided no negative commentary or objections. Furthermore, the applicant is required to strictly adhere to the submitted Store Management Plan, revised for this approval, which mandates surveillance cameras, a minimum of two on-site employees, and a requirement to hire private security if police calls reach 20 or more in a single month. With the implementation of these operational controls, the use remains compatible with surrounding land uses and will not be detrimental to the public's health, safety, and general welfare.

CEQA FINDINGS

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.

PUBLIC NOTICE

- Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9231.3, 9263 and 9264:
- Published in the Ukiah Daily Journal on March 1, 2026; and
- Posted on the Project site on February 25, 2026; and
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the Project parcels on February 24, 2026; and
- Emailed to all agencies having jurisdiction: February 25, 2026.