

**CONDITIONS OF APPROVAL
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)**

The following Conditions of Approval shall be made a permanent part of the Use Permit, and shall remain in force regardless of property ownership, and shall be implemented in order for this entitlement to remain valid.

Approved 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 and qualifies for a Categorical Exemption under CEQA Guidelines Section 15301 (Class 1 - Existing Facilities).

CITY OF UKIAH STANDARD CONDITIONS

1. This approval is not effective until the 10-day appeal period applicable to this Planning permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
2. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
3. As outlined in Article 20, Administration and Procedures, of the Ukiah City Code, this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
4. This approval is contingent upon agreement of the applicant and property owner and their agents, successors and heirs to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City

CITY OF UKIAH SPECIAL CONDITIONS

- 5. Retention of Unmodified Conditions:** All conditions of approval from Use Permit and Site Development Permit 07-33 remain in full force and effect, except as explicitly modified herein.
- 6. Superseding of Prior Conditions:** This approval specifically amends and supersedes Use Permit Condition 3(B); Site-Specific Condition (2)(D); Planning Commission Condition 12; and Ukiah Police Department Conditions 16, 17, 18, 19, 20, and 21 from the original File No. 07-33.