



March 13, 2026

Gurdeep Walia
3700 Llyn Glaslyn Place
Santa Rosa, CA 95403

VIA EMAIL: walia.paul22@gmail.com

SUBJECT: Approval of a Major Use Permit Amendment to Allow the Retail Sale of Distilled Spirits at an Existing Gas Station and Convenience Store at 615 Talmage Road (APN 180-070-10); Permit No. PPA25-000001 (formerly File No. 07-33).

Dear Paul Walia,

On March 11, 2026, the Ukiah Planning Commission approved the requested Major Use Permit Amendment to expand the currently authorized alcoholic beverage allowances from a Type-20 license (beer and wine) to a Type-21 license, permitting the off-sale of distilled spirits in sealed containers for off-site consumption only.

At the conclusion of the public hearing, the Planning Commission approved the request based on the Findings outlined in Attachment 1 and subject to the Conditions of Approval provided in Attachment 2.

Please sign and return a copy of this letter to acknowledge receipt of the attached documents and to confirm your agreement to comply with the Conditions of Approval. A signature page is included at the end of this packet. The signed letter must be returned before the approval is deemed valid. A copy of the associated CEQA Notice of Exemption will be emailed separately for your records.

If you have any questions, please feel free to contact me at kschaefer@cityofukiah.com.

Sincerely,

Katherine Schaefer
Planning Manager

Attachments: 1. Final Findings
2. Final Conditions of Approval

I, Gurdeep walia, the Applicant, acknowledge receipt of the
aforementioned attached documents, and have read and do agree to the attached
Conditions of Approval associated with Major Use Permit Amendment, Permit No.
PPA25-000001 (formerly File No. 07-33), at 615 Talmage Road (APN 180-070-10).

DocuSigned by:

Gurdeep Walia

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Name

3/13/2026 | 11:41 AM PDT

Date

DRAFT

ATTACHMENT 1

**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.

ATTACHMENT 2

**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.