

# **NOTICE OF PUBLIC HEARING**

## **Costco Warehouse and Fueling Station**

### **Final Environmental Impact Report (FEIR) and Rezoning**

**East Side of Airport Park Boulevard between  
Ken Fowler Auto Center and the southern terminus of Airport Park Blvd.  
File Nos: 11-01-REZ-SDP-CC-PC and 11-16-EIR-CC**

**☞You are invited to attend a Planning Commission meeting and a City Council meeting.☞**

NOTICE IS HEREBY GIVEN that an application had been received from David Babcock and Associates requesting: 1) City Council approval to rezone the Project parcels from Industrial/Auto Commercial and Light Industrial/Mixed Use to Retail Commercial; and 2) Planning Commission approval of a Site Development Permit to allow the construction of a Costco Wholesale Warehouse with a 20 pump fueling station on the east side of Airport Park Blvd. between Ken Fowler Auto Center and the southern terminus of Airport Park Blvd. (APNs 180-110-08, 09, 10 and 180-080-57, 58, 59, 62, 63, 64, 65, 66, 67). Note: Planning Commission is required to hold a public hearing and make a recommendation to the City Council on the EIR and Rezoning. The Project consists of the construction of a 148,000 square foot Costco Wholesale warehouse and fuel station on a 15.33-acre site. The proposed Costco warehouse would include a bakery, pharmacy, optical center, hearing aid testing center, food court, photo center, tire center (sales and installation), and fuel station, along with the sales of 3,800 to 4,000 retail products. The fuel station would be located in the southeast corner of the site, would have 16 stations initially with an option to expand to 20 stations. The Costco facility would employ approximately 175 to 200 people.

**Environmental Review:** An EIR (State Clearinghouse #2011112025) has been prepared for the Project pursuant to the requirements of the California Environmental Quality Act (CEQA). On November 4, 2011 a Notice of Preparation (NOP) was sent to responsible agencies, organizations, and interested parties to provide notice that the City of Ukiah as the Lead Agency would be preparing an environmental impact report (EIR) for the proposed Costco project. The comment period to identify and provide input on the potentially significant environmental effects to be addressed in the EIR was from November 4 to December 6, 2011, and a scoping meeting was held on November 21, 2011. A Notice of Availability (NOA) on the draft environmental impact report (DEIR) was mailed to interested parties and neighboring property owners on January 24, 2011. The comment period on the DEIR was January 30 to March 15, 2013, and Planning Commission held a public hearing and received public comment on the DEIR on February 27, 2013. The Final EIR has been prepared and responds to the comments received on the DEIR. The Final EIR will be available on November 1, 2013.

**Significant Environmental Effects:** The EIR identified potentially significant environmental effects that are addressed in the EIR to aesthetics, air quality, biological resources, cultural resources, geology/soils, global climate change, hazards/hazardous materials, hydrology/water quality, and transportation and traffic. Significant and unavoidable environmental effects have been identified for air quality, global climate change, and transportation and traffic. Less-than-significant effects discussed in the EIR include land use and planning, noise, population/housing, public services/utilities, and urban decay.

**Planning Commission Public Hearing:** Planning Commission will conduct a public hearing and take possible action to: 1) make and recommendation to the City Council regarding certification of the EIR; and 2) make a recommendation a City Council on the request to rezone the property.

**Public Meeting Date:** Thursday November 21, 2013 at 6:00 p.m. or soon thereafter

**Public Meeting Location:** Civic Center City Council Chambers  
300 Seminary Avenue, Ukiah, CA 95482

**Please see reverse side for additional information.**

**The EIR is available for review at:**

City of Ukiah Planning & Community Development Dept. 300 Seminary Ave. Ukiah, CA 95482	City of Ukiah website "Featured Topics" cityofukiah.com	Main Branch Library 105 North Main Street Ukiah, CA 95482
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**What Will Happen:** You can comment on the EIR, Rezoning, and Site Development Permit. The decision makers will consider all testimony and all Project documents when deciding on the certification of the EIR, Rezoning, and Site Development Permit. If Planning Commission makes a recommendation to the City Council on the certification of the EIR at the November 21<sup>st</sup> meeting, the City Council will hold a public hearing on the certification of the EIR on December 4, 2013 (see below). If the Planning Commission also makes a recommendation to the City Council on the rezoning at the November 21<sup>st</sup> meeting, the City Council will hold a public hearing on the rezoning on December 4, 2013 (see below).

**Additional Information:** To receive additional information, contact Kim Jordan, the Project Planner, at (707)463-6207, [kjordan@cityofukiah.com](mailto:kjordan@cityofukiah.com), or in person at the Planning & Community Development Department, 300 Seminary Avenue, Ukiah. The office is open Monday through Friday from 8:00 a.m. to 12:00 noon and 1:00 to 5:00 p.m.

**Submitting Written Comments:** Mail and hand deliver written comments to Kim Jordan, Planning and Community Development Department, City of Ukiah, CA 95482 or email comments to [kjordan@cityofukiah.com](mailto:kjordan@cityofukiah.com). The office is open Monday through Friday from 8:00 a.m. to 12:00 noon and 1:00 to 5:00 p.m.

**City Council Public Hearing:** City Council will conduct a public hearing and take possible action to: 1) certify the EIR; and 2) introduce an ordinance to rezone the property.

**Public Meeting Date:** December 4, 2013 at 6:00 p.m. or soon thereafter

**Public Meeting Location:** Civic Center City Council Chambers  
300 Seminary Avenue, Ukiah, CA 95482

**ADA Accommodations:** Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Please call (707) 463-6752 or (707) 463-6207.