

CITY OF UKIAH
NOTICE OF CITY COUNCIL PUBLIC HEARING
Appeal of Planning Commission Approval of the
Costco Warehouse and Fueling Station
Site Development Permit
East Side of Airport Park Boulevard between
Ken Fowler Auto Center and the southern terminus of Airport Park Boulevard
File No.: 14-02-APL-CC

NOTICE IS HEREBY GIVEN that the City Council will conduct a public hearing regarding an appeal of the Planning Commission's approval of the Costco Warehouse and Fueling Station Site Development Permit. On January 22, 2014, the Planning Commission voted 4-1 to approve the Costco Warehouse and Fueling Station Site Development Permit to allow the construction of: a 148,000 square foot building at the northwest corner of the site with the building's entry located at the southeast building corner; attached tire center with four vehicle bays on the south side of the building; loading dock on the east side of the building; and a fueling station with 16 pump stations in the southeast corner of the site. The 15.3 acre Project site is located on the east side of Airport Park Blvd. between Ken Fowler Auto Center and the southern terminus of Airport Park Boulevard (APNs 180-110-08, 09, 10 and 180-080-57, 58, 59, 62, 63, 64, 65, 66, 67).

On February 3, 2014, a timely appeal was filed by Jeffrey Blankfort, Pinky Kushner, Mary Anne Miller, and Dennis Slota. The appeal states that in approving the Site Development Permit, the Planning Commission: 1) failed to adequately consider the No Fuel Station Alternative; 2) failed to consider fewer fuel pumps; 3) failed to protect the wetlands; 4) failed to move the location of the fuel station away from the wetlands; 5) failed to provide convenient access for pedestrians; 6) failed to orient the building to Airport Park Boulevard; 7) failed to implement the Airport Business Park Master Plan goals to develop a balanced spectrum of uses; 8) stated support for "big-box" franchise stores despite lack of study in the environmental impact Report (EIR) of cumulative impacts from additional stores; 9) failed to act consistently and apply the same limitations on Costco as were exacted from Walmart; 10) failed to align start of construction of the store with completion of the transportation improvements; 11) failed to adequately consider the drought; 12) failed to require construction staging to be located away from the wetlands; 13) failed to require downspouts to be directed into the landscaped areas; 14) failed to adopt conditions that would assure that the southeast triangle is planted with native plant materials and proposed landscaping is maintained and retained in the future; 15) failed to require native plants in the southeastern end of the site, to eliminate all non-native plants, and to refer to biologist recommendations for plant species and California Native Plant Society's list; 16) failed to require Planning Commission review of any major future landscaping modifications, such as tree removal, tree replacement, or major tree pruning; 17) failed to give adequate consideration to measures that diminish greenhouse gas emissions; 18) failed to adequately consider emergencies when and if fuel from distant refineries is not available; 19) failed to substantially reduce the height of parking lot poles; 20) failed to adequately limit light reflection; and 21) failed to accommodate and encourage citizen participation by requiring reasonable access to customers by public petitioners.

Public Meeting Date: March 5, 2014 at 6:00 p.m. or soon thereafter

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

What Will Happen: You may comment on the appeal. The City Council will conduct a public hearing and consider all public testimony and decide whether to: 1) uphold the decision of the Planning Commission approving the Site Development Permit; 2) reverse the decision of the Planning Commission, thereby denying the approval of the Site Development Permit; or 3) modify the decision of the Planning Commission.

Additional Information: To receive additional information, contact **Kim Jordan, the Project Planner, (707) 463-6207**, 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, 300 Seminary Avenue, Ukiah, CA 95482 or email comments to 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.

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 to arrange accommodations.